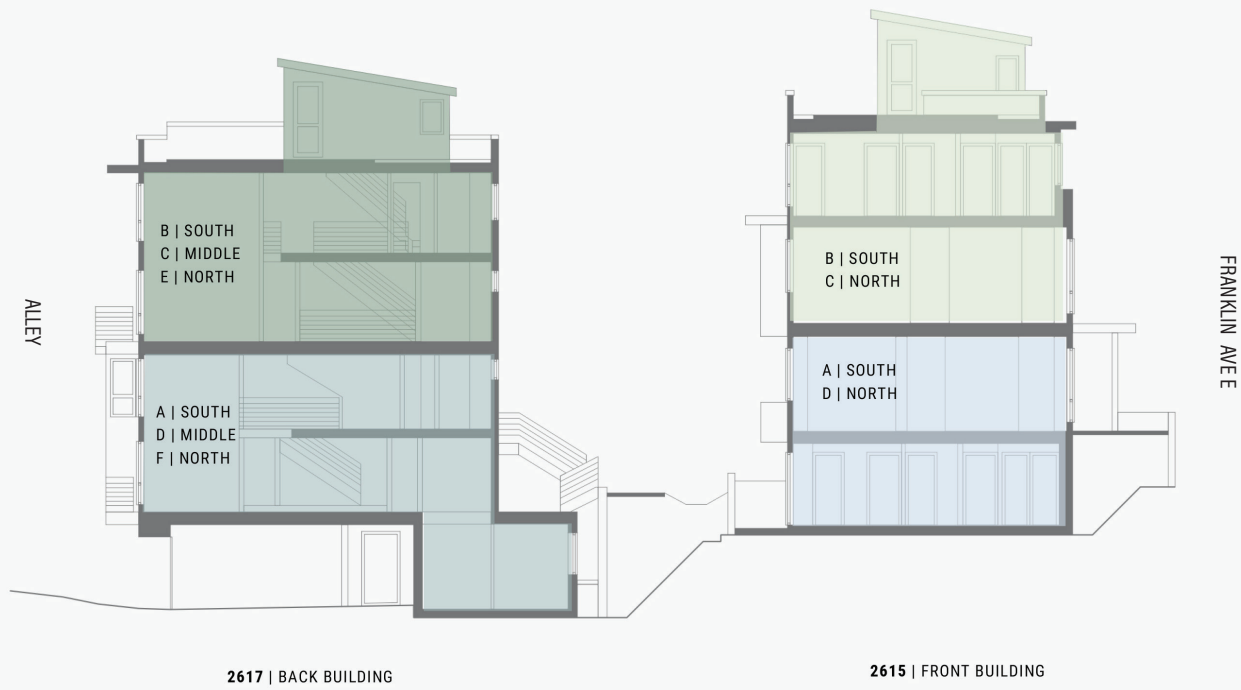
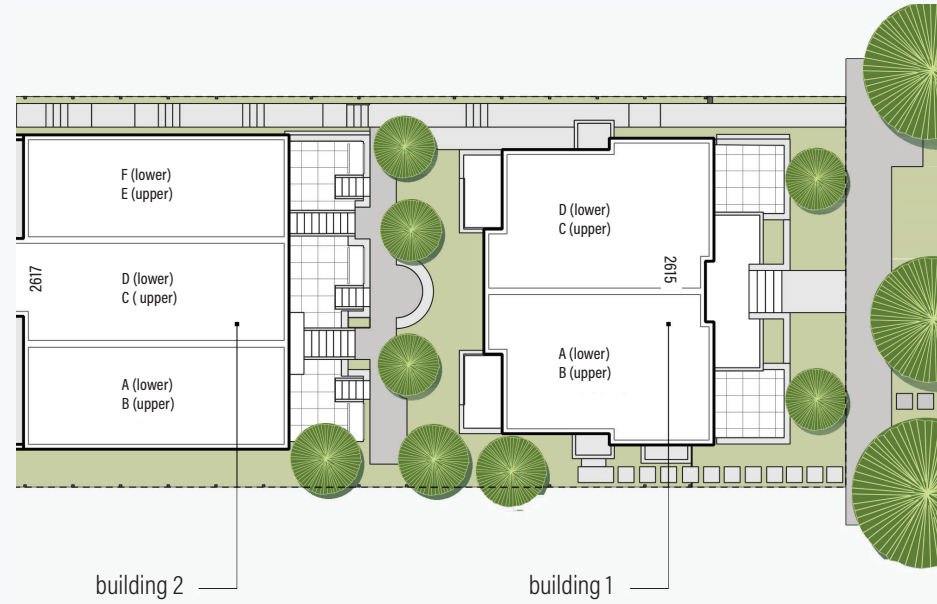


eastown *lofts*

SITE PLAN | BUILDING ELEVATION



Listed by Alchemy Real Estate Tom Skepetaris 206 818-1966 Rebecca Mitsui 206 734-5995

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A GUIDE TO HOME DONE WELL



RUDD
home done well

Easttown Lofts: An innovative approach to affordable living in the heart of the Eastlake neighborhood.

The Rudd Company Vision

The Rudd Company's mission has been to build homes, which offer residents an elevated modern living experience within Seattle's best neighborhoods. The team strives to forge a community within each of the buildings they develop and put to use creative and technical building and land use solutions learned from previous projects.

Easttown Lofts: Breaking New Ground

When the Rudd Company undertook development of its latest project in 2017, the goal was to produce more affordable ground related homes that took advantage of a beautiful tree-lined street in Eastlake where prices continued to skyrocket.

The objective was to create infill two-story "townhome style" living rather than condominium flats or skinny townhomes that had become so common. After months of experimentation, drawings and city reviews, the result was a two-story townhome stacked over another in the East Building and a unique collection of high ceiling lofts in the West Building. The natural grade of the site helped create daylight for the lower units while allowing for a lighted landscaped courtyard to separate the buildings. "Green Roof" construction allowed for a height bonus and provided another positive sustainable attribute enabling the buildings to fit within the final envelope.

During the design, the team studied more developed urban cities around the world. In so doing, they discovered similar building forms in Vancouver, Toronto and New York and the term Maisonette sometimes used to describe the buildings.

Easttown Lofts: An Innovative Approach to Affordable Urban Neighborhood

Maisonettes: An Old Idea Has Found a New Home

While the Maisonette, French for "little house" is new to the west, it has been a building practice in Europe and Canada, and more recently to the east coast.

What makes a Maisonette a Maisonette?

Think of a Maisonette as a cross between a townhome and a condominium (as used in the traditional sense)

- With multiple floors, Maisonettes are townhomes but part of a stacked configuration
- Because a private entrance to the street is a must have feature, many are located at ground level



- Maisonettes are slightly smaller which makes them more affordable in urban neighborhoods
- All homes have an individual private entrance vs. hall or corridor
- Ground floor homes typically have private front and backyard patios
- Maisonettes foster flexibility and encourage customization of tall walls flooded with natural light

Easttown Lofts: It's all about Home Done Well

Generations of Seattle's workers and families have called the Eastlake Neighborhood home. Today, it is a vibrant community with cafes, shops, family homes, townhouses, condominiums and apartments. Close to downtown Seattle and all that it offers, the Easttown Lofts in the heart of the Eastlake is the perfect place to live. With private individual entrances, high quality designer fixtures and surfaces, top-of-the-line appliances, advanced environmental and safety controls, the Easttown Lofts is all about Neighborhood and home done well.



Easttown Lofts in the heart of the Eastlake neighborhood, is the perfect place to work and play.

Overview

- Elegant uniquely designed modern homes with a focus on detail and quality interior appointments
- Located on Franklin Avenue East one of the finest tree lined walkable residential streets
- One-half block to tennis courts, Rogers Park, and one block west to Eastlake Avenue East
- Walkscore of 85 and Bikescore of 79
- Sustainable brick exterior with steel arbor thoughtfully blends with nearby historic buildings
- Garage parking available for select homes
- Thoughtful acoustic measures throughout all homes

- Double-insulated European Style "Eco" brand windows
- Reclaimed stair stringers in all lofts and upper level townhomes
- Beautiful landscaped courtyard between the buildings
- Secure bicycle storage in garage
- Every home has a unique combination of patios, roof decks and/or balconies

Key Home Features

East Townhome Building – Two Lower Townhomes

- Two beds / 1.5 bath
- Private direct entry at grade
- Corner homes for maximum light
- Large private patio with steel rail just few steps above street
- Separate deck at kitchen level overlooking the courtyard
- Private ground level patio off rear (main bedroom) facing the interior courtyard

East Townhome Building – Two Upper Townhomes

- Two beds / 1.5 bath
- Direct private stair to main floor level
- Corner homes for maximum light
- Reclaimed cedar stair stringers
- Roof deck fully irrigated and landscaped with expansive views of Lake Union and surrounds

West Loft Building – Three Lower Lofts

- One Bed + bonus / 1.5 bath
- Private direct entry at grade
- Private patio area at individual home entrance
- Stunning 15 foot ceilings in living area with huge windows
- Open one-bedroom bedroom loft
- Separate spiral staircase to lower bonus room
- Reclaimed cedar stair stringers & natural cedar tongue & groove ceiling in kitchen



Easttown's West Loft Building offers one bedroom lofts with plenty of room to stretch out and relax.

West Loft Building – Three Upper Lofts

- One Bed / 1.5 bath
- Direct private stair to main floor
- Stunning 15 foot ceilings in living area with huge windows
- Open one-bedroom loft
- Reclaimed cedar stair stringers & natural cedar tongue & groove ceiling in kitchen
- Roof deck fully irrigated and landscaped with expansive views of Lake Union and surrounds

Other Standard Details

- Cooling and heating via Mitsubishi energy efficient ductless heat pumps
- Moen polished chrome low-flow fixtures, modern LED lights and High efficiency tankless water heater
- Closet Organizers throughout
- Quality weather barrier and Rainscreen system
- Sound isolation clips between upper and lower units for acoustic mitigation
- Baldwin smart entry deadbolt
- Ring Pro doorbell camera
- Gas hook-ups
- Cat6 and RG-6 throughout

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