

WALINGFORD

4117 WALLINGFORD AVE N



WILCZYNSKI
PARTNERS

ABOUT THE BUILDER



It doesn't get much better than this! 5 brand new homes built by esteemed local builder, Blackwood Homes, are ready to impress. Targeting 4-Star Built Green, each home - including four townhomes plus a standalone residence - features a different floorplan brimming with sophisticated finishes, energy efficient systems, and quality craftsmanship. Take in breathtaking views of Lake Union and the Seattle skyline from your private rooftop terrace, while dedicated off-street parking or attached garage are central to this micro-community. Sitting in a prime Wallingford location just blocks from Gas Works Park, the Burke-Gilman Trail, plus neighborhood shops and eateries, don't miss your chance to call this laid-back neighborhood your backyard!

Blackwood Homes is a product of the Pacific Northwest. It's our home, it's where our clients live, and it forms the backbone of our aesthetic. All of our work feels modern and on-trend for the region while maintaining a unique architectural profile. We build homes that fit into and complement the natural environment, and we always consider our impact on our community, whether in building or in simply giving back.

We have two simple goals: to build homes at a higher level of quality than anything else on the market; and to outpace our competition. You might think getting it done well and getting it done fast can't coexist, but we're the exception to the rule. We compromise nothing. We are detail-oriented in everything we do, and our expert craftsmanship lets us execute at the highest level.

PROJECT OVERVIEW



This project consists of 4 zero-lot line townhomes and 1 stand-alone single family residence with rooftop decks and sprawling views.

The project mix is as follows:

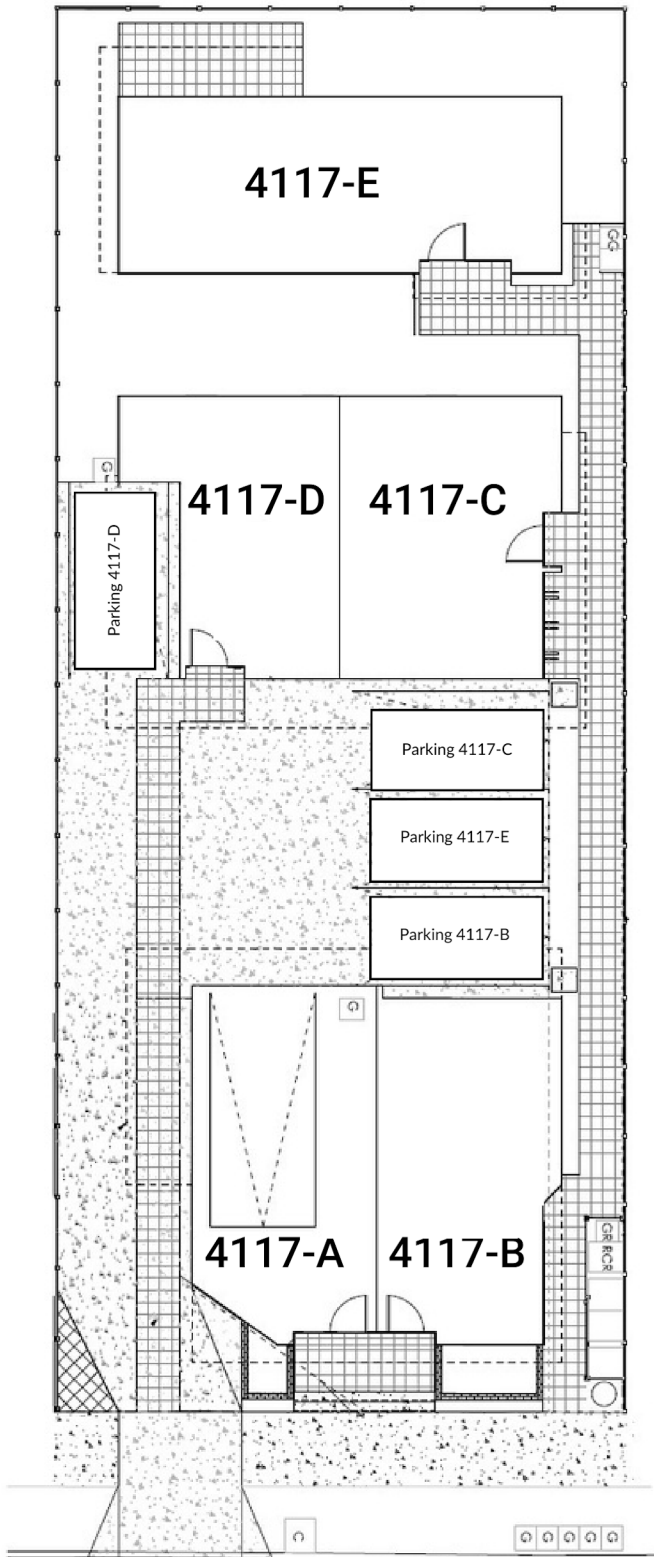
- **4117-A Wallingford Ave N (TH w/attached garage)**
3 bed / 1.75 bath / 1,376 sq ft
- **4117-B Wallingford Ave N (TH w/off-street parking)**
2 bed / 1.75 bath / 1,458 sq ft
- **4117-C Wallingford Ave N (TH w/off-street parking)**
3 bed / 1.75 bath / 1,476 sq ft
- **4117-D Wallingford Ave N (TH w/off-street parking)**
3 bed / 1.75 bath / 1,377 sq ft
- **4117-E Wallingford Ave N (SFR w/off-street parking)**
3 bed / 2.5 bath / 1,674 sq ft

Zero lot line townhomes are homes that use the majority of its lot area to maximize the interior square footage of the structure. Therefore, you will benefit from larger living spaces and a community feel without an HOA. The maintenance of these homes and common areas are governed by the joint-use maintenance agreement recorded on the unit lot subdivision (ULS) as well as recorded CC&Rs.

Project Details

- 5 different floorplans
- Contemporary finishes
- High-efficiency heat and A/C
- Rooftop decks
- Dedicated parking
- Targeting 4-Star Built Green

SITE PLAN & UNIT SPECS



- 4117-E (SFR)**
- 3 Bedrooms
 - 2.5 Bathrooms
 - 1,674 Square Feet
 - Off-Street Parking

- 4117-D (TH)**
- 3 Bedrooms
 - 1.75 Bathrooms
 - 1,377 Square Feet
 - Off-Street Parking

- 4117-C (TH)**
- 3 Bedrooms
 - 1.75 Bathrooms
 - 1,476 Square Feet
 - Off-Street Parking

- 4117-B (TH)**
- 2 Bedrooms
 - 1.75 Bathrooms
 - 1,458 Square Feet
 - Off-Street Parking

- 4117-A (TH)**
- 3 Bedrooms
 - 1.75 Bathrooms
 - 1,376 Square Feet
 - Attached Garage

WALLINGFORD AVE N



HOME FEATURES

EACH OF THE HOMES IN THIS
COMMUNITY ARE BUILT WITH A
KEEN EYE FOR DETAIL

INTERIOR

- Quartz countertops are extremely durable plus resistant to scratches, chips, cracks, bacteria and stains
- Soft close cabinets and drawers designed and built by local cabinet maker, Abodian
- Luxury vinyl plank flooring is waterproof, durable, and easy to maintain
- Hybrid-electric heat pump water heaters provide energy-efficient hot water
- Ductless mini-split system provides high-efficiency heat and air conditioning
- Under-cabinet lighting in bathrooms
- Washer and dryer included

EXTERIOR

- Rooftop decks are plumbed with power and water
- Ring® doorbells
- Cement planked siding is an extremely durable and long-lasting product that is resistant to warping, rotting and heat

COMMUNITY

- The community does not have a homeowner's association (HOA). The maintenance of the homes is governed by a joint use maintenance agreement and community CCRs.



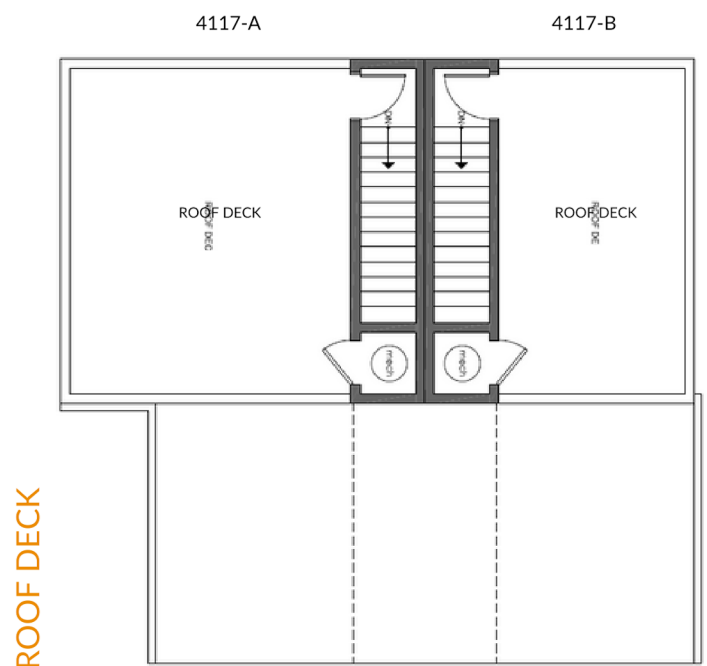
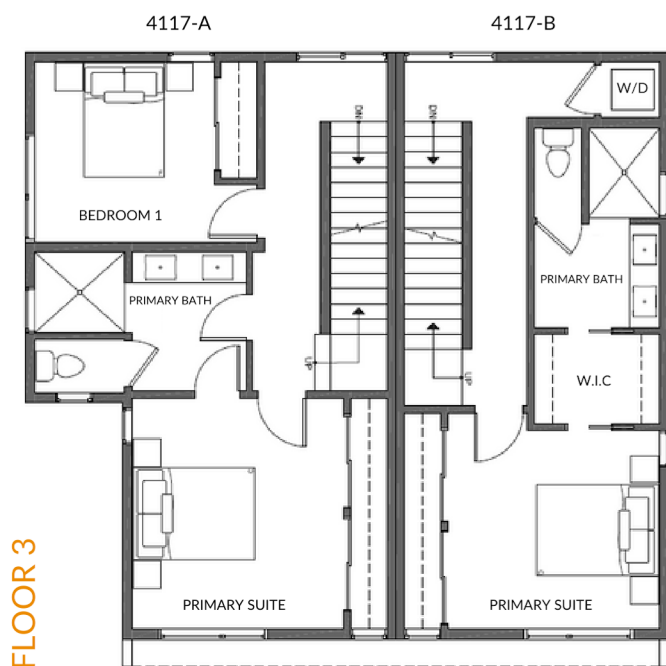
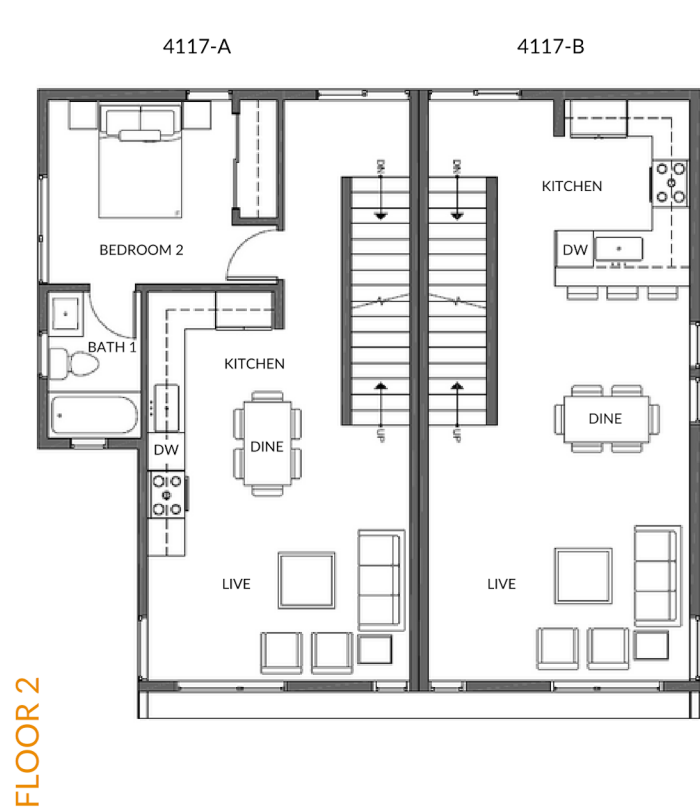
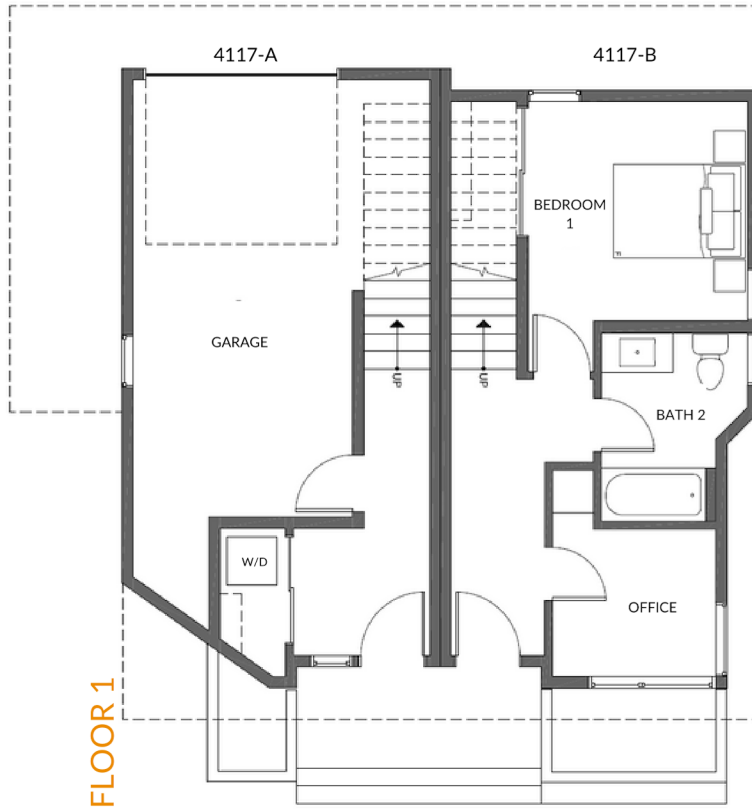
4117 - A & B FLOORPLANS

2-3 

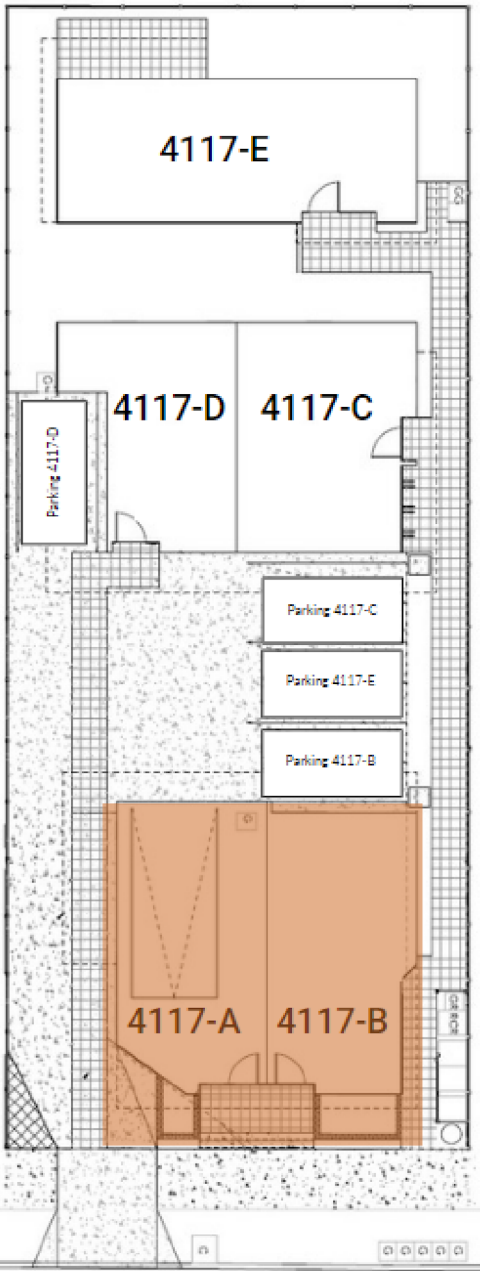
1.75 

1,376-1,458 

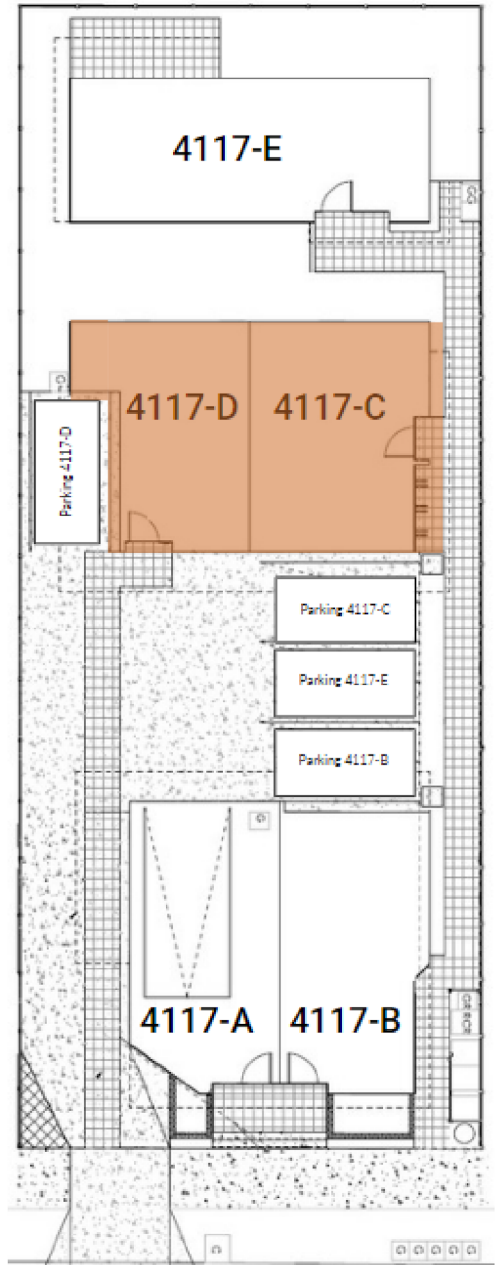
Garage or Off-Street 



4117 A & B PHOTOS



4117 C & D PHOTOS



Photos are of model unit, 4117 A. Finishes may vary. Review floorplans for specific layout differences.

4117 C & D FLOORPLANS

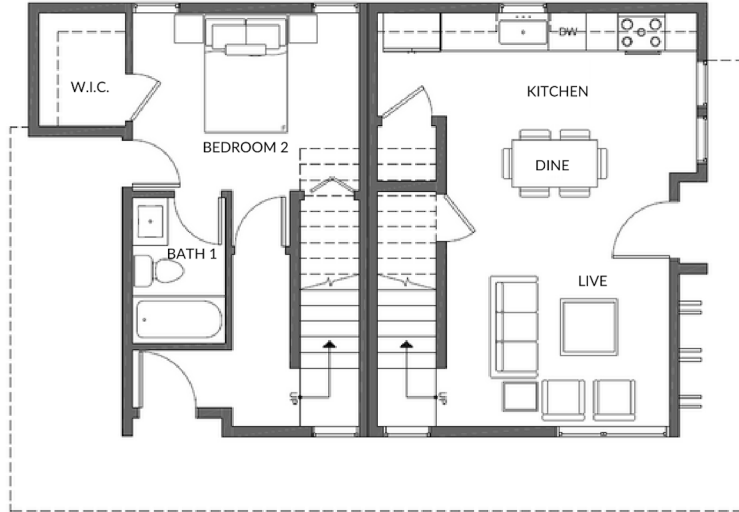
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1.75 

1,377-1,476 

Off-Street Parking 

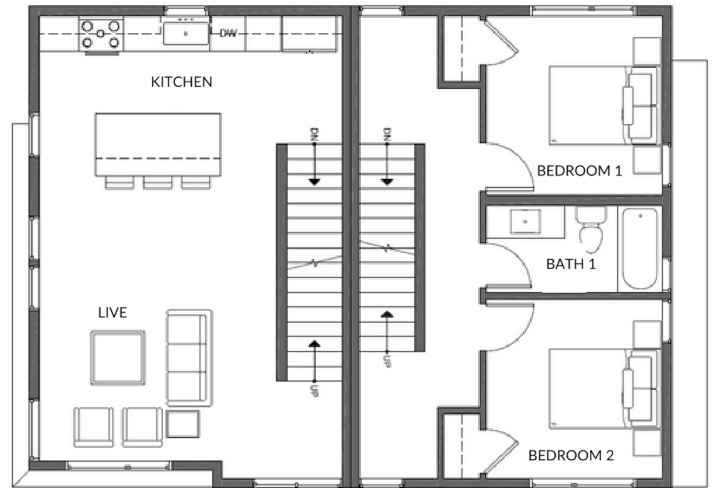
FLOOR 1



4117-D

4117-C

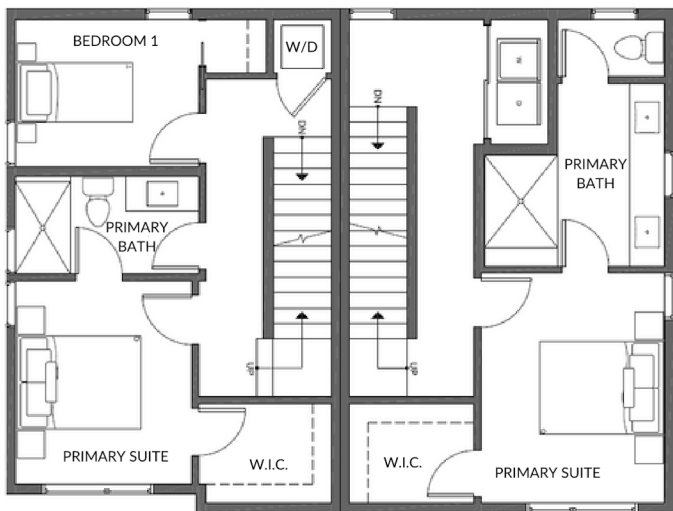
FLOOR 2



4117-D

4117-C

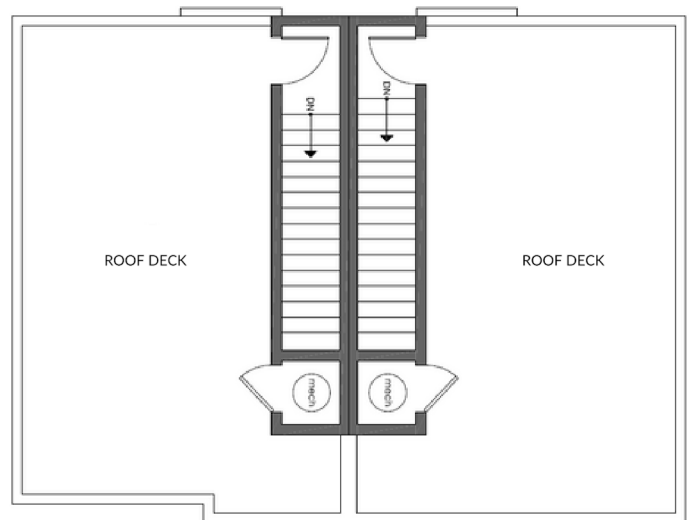
FLOOR 3



4117-D

4117-C

ROOF DECK



4117-D

4117-C

4117-E FLOORPLAN

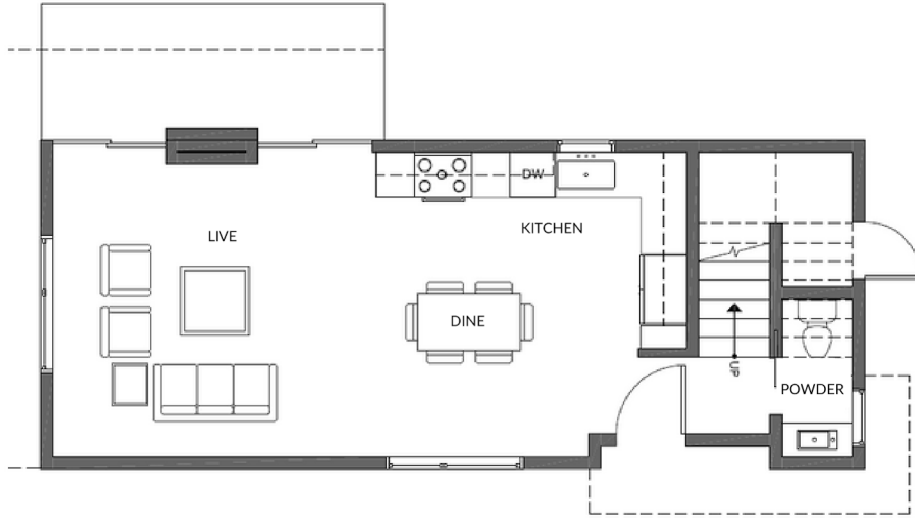
3 

2.5 

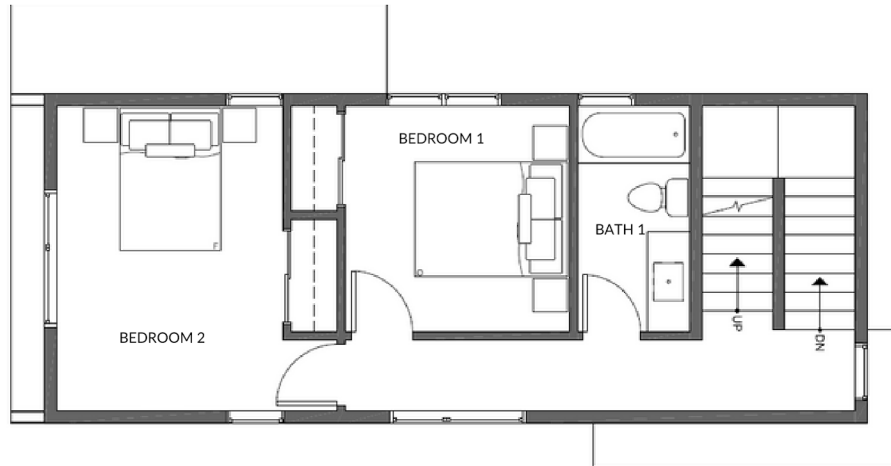
1,674 

Off Street 

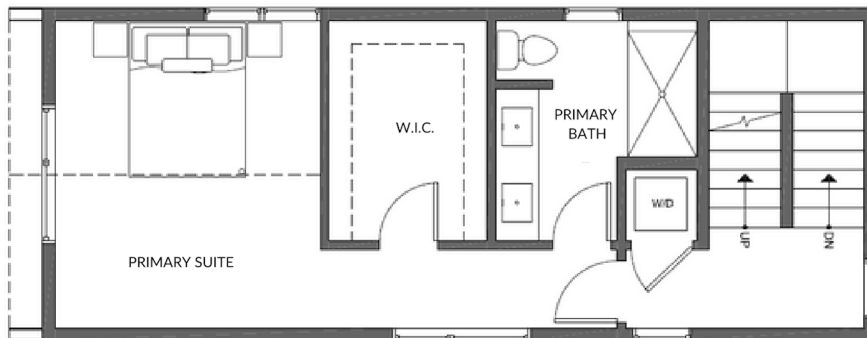
FLOOR 1



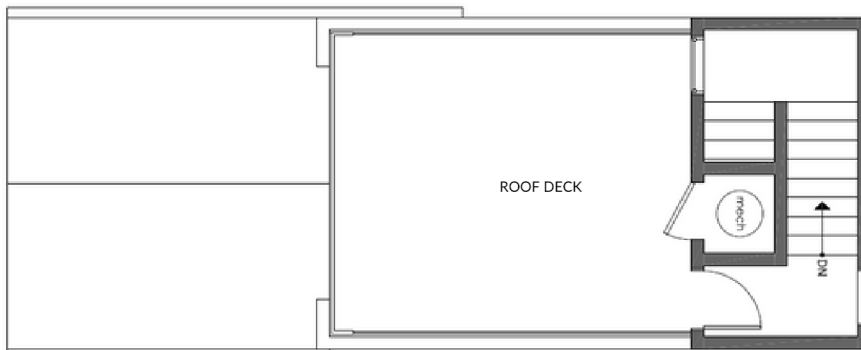
FLOOR 2



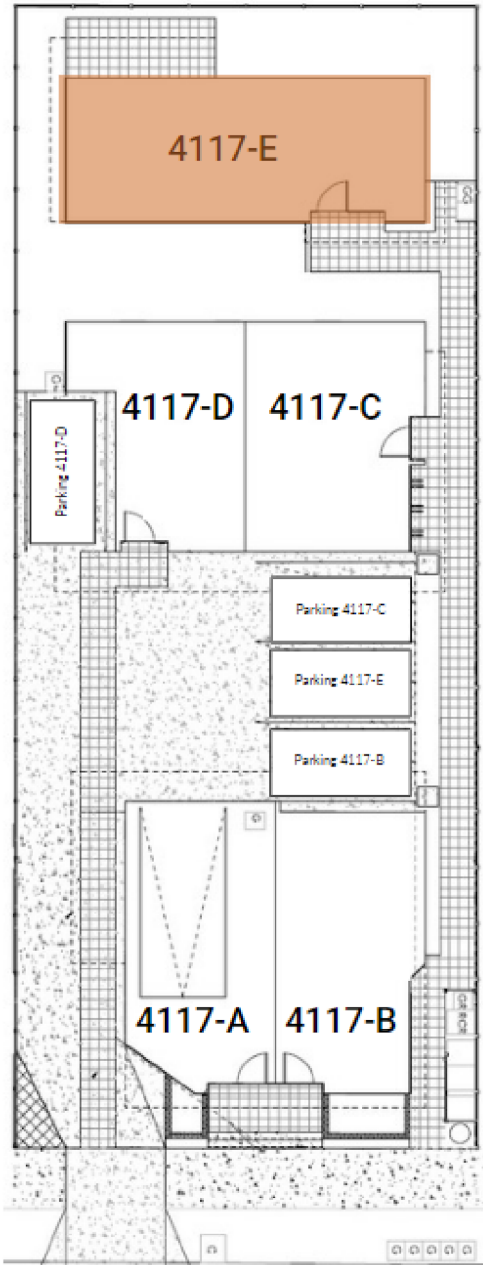
FLOOR 3



ROOF DECK



4117-E PHOTOS



WALLINGFORD AVE N N →



ABOUT WALLINGFORD



LAID BACK SEATTLE

Wallingford is a bustling residential neighborhood located on the north shore of Lake Union and mere minutes from University of Washington. It features a charming, small-town feel, tree-lined streets, and well-preserved homes from the early 20th century.

The neighborhood is known for its diverse and vibrant food scene with many popular restaurants and cafes, ranging from farm-to-table eateries to casual coffee shops. Considered a highly walkable neighborhood, everything you need, from groceries, to salons, bakeries, and more make up N 45th Street, the main commercial strip.

Gas Works Park, built on a former industrial site along the lake, anchors the community and features panoramic city views and a hill popular for flying kites. The Burke-Gilman cycling and walking trail runs past the park, offering 19 miles of paved pathways that connect Seattle to Bothell and acts as a main thoroughfare for commuters.

Wallingford hosts several community events throughout the year, such as the Wallingford Farmers Market, which add to its sense of community and neighborhood spirit.

NEIGHBORHOOD FAVORITES



GAS WORKS PARK

2101 N Northlake Way

Gas Works is a 19.1-acre public park on the site of the former Seattle Gas Light Company gasification plant, located on the north shore of Lake Union

BURKE-GILMAN TRAIL

N 34th St & N Northlake Way

The Burke-Gilman Trail is one of the most popular trails in Seattle. Stretching almost 19 miles from end to end, its flat and paved surface is inviting to walkers, joggers, runners, cyclists, and pretty much anyone else on feet or wheels

GRAND CENTRAL BAKERY

1607 N 45th Street

Grand Central Bakery has grown into an enduring company that produces thousands of loaves a day, delivering to grocers and restaurants and drawing devoted customers into its neighborhood cafes

CANTINETTA

3650 Wallingford Ave N

Cantinetta is an Italian restaurant specializing in Tuscan culinary traditions, authentic hand-made pasta and seasonal, organic ingredients from the Pacific Northwest

ABOUT US



At Wilcynski Partners, we deliver specialized, team-based real estate brokerage services designed to create efficient, effective and enjoyable transactions for residential buyers and sellers in core Seattle neighborhoods. Our highly tailored approach, coupled with our deep understanding of the local market, drives results for our clients while reducing the amount of time they spend navigating the process.

As experts in Seattle land development and new construction homes, our team is uniquely positioned to help you identify and purchase a newly built single family home or townhouse. Not only do we keep tabs on new building permit applications filed with the city, we also closely monitor and tour new projects as they near completion, plus leverage our relationships with the builder community to provide our buyer clients with pre-sale opportunities that may otherwise have been unavailable.

On top of this, we represent several local infill builders and have a deep pipeline of new construction listings that we are marketing and selling. Visit wilcynskipartners.com to view our current new construction inventory. If you would like more information about any of our upcoming projects or are interested in learning more about how we can help you buy a new construction home, please email info@wilcynskipartners.com.

PRICING & AVAILABILITY

To learn more about this new construction project, download floorplans, see current pricing and availability plus see other projects and homes we represent across the greater Seattle area, scan the QR code below to be directed to our website.



The Information contained herein is deemed reliable but not guaranteed. It is provided as a courtesy only, is not a warranty, and should be independently investigated by Buyers. If you are currently working with a real estate broker, this is not intended to be a solicitation of that business.



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