



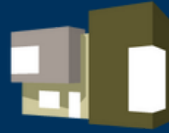
BALLARD

12 BRAND NEW TOWNHOMES



WILCZYNSKI
PARTNERS

ABOUT THE BUILDER



Greenbuild
DEVELOPMENT LLC

Located in the heart of the Ballard Brewery District, 12 brand new townhomes by Greenbuild Development, LLC - one of Seattle's long-standing and preeminent townhome builders - await. With multiple floorplans to choose from, including 2 and 3 bedroom layouts, each home offers contemporary finishes, high-efficiency heating and air conditioning, and rooftop decks. Select homes offer dedicated EV-ready parking while others include dens and/or individual patios. Sitting just around the corner from Gilman Park, these homes are located mere blocks from the vibrant shops, restaurants, and entertainment that make Ballard one of Seattle's favorite neighborhoods.

Greenbuild Development, LLC. strives to stand out from the crowd and their difference is rooted in their core purpose: to transform the way you live by building green. The company was formed by Vitaliy Afichuk. Vitaliy has been in the construction business since 1999 and has been building luxury spec and custom homes around the Greater Puget Sound.

They are relentlessly committed to lead the way in home building innovation by blending unsurpassed energy-efficient technology and sustainable building materials with homes that are gorgeously designed, healthy for occupants, and amazingly comfortable.

Greenbuild Development, LLC takes pride in creating a building process that's enjoyable for everyone involved. They strive to provide exceptional client service, ongoing communication, and great listening skills. From their project managers to on-site clean-up crew, the Greenbuild Development, LLC team is fully engaged in their work. This transforms the entire building experience into one of engagement, excitement, and enthusiasm.



PROJECT OVERVIEW

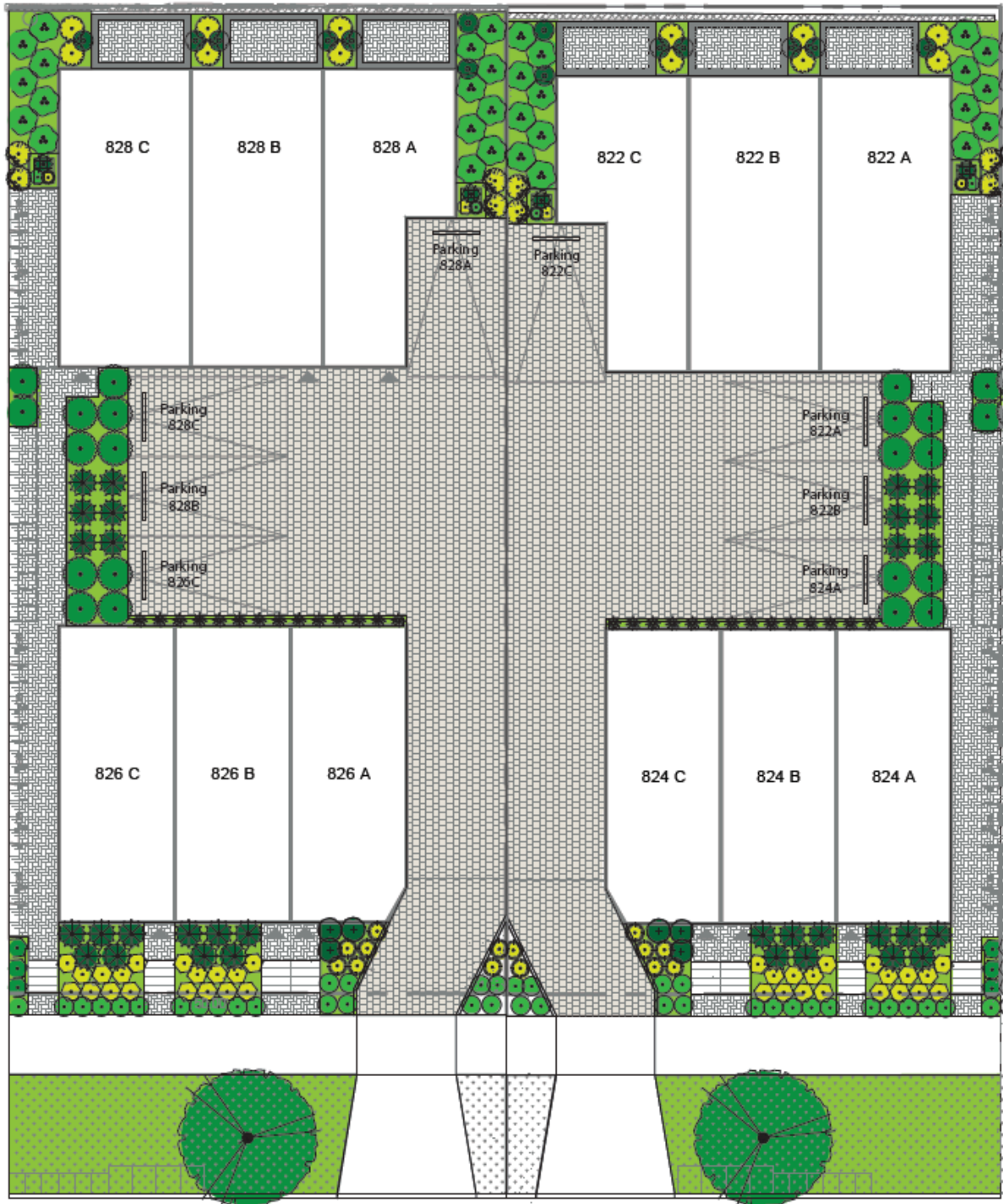
This new construction project consists of 12 zero-lot line townhomes with rooftop decks, varied floorplans, and dedicated parking for select homes. Each floorplan consists of 2 or 3 bedrooms (some with dens), 1.75 bathrooms, and range in size from 1,183 to 1,377 square feet.

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 or association dues. 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

- Varied floorplans
- Contemporary finishes
- High-efficiency heat and A/C
- Rooftop decks
- Dedicated EV-ready parking (*select homes*)
- Individual patios (*select homes*)
- Targeting 4-Star Built Green

SITE PLAN & PARKING



NW 52ND STREET

PROJECT MIX & HOME SPECS

Address	Beds	Bath	Sq Ft	Parking	Outdoor
822 A	3	1.75	1,337	Off-Street	Patio
822 B	2+ Den	1.75	1,337	Off-Street	Patio
822 C	2	1.75	1,262	Off-Street	Patio
824 A	3	1.75	1,183	Off-Street	N/A
824 B	2+ Den	1.75	1,183	N/A	N/A
824 C	3	1.75	1,377	N/A	N/A
826 A	3	1.75	1,377	N/A	N/A
826 B	2+ Den	1.75	1,183	N/A	N/A
826 C	3	1.75	1,183	Off-Street	N/A
828 A	2	1.75	1,262	Off-Street	Patio
828 B	2+ Den	1.75	1,337	Off-Street	Patio
828 C	3	1.75	1,337	Off-Street	Patio





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
- Luxury LVP flooring is waterproof, durable, and easy to maintain
- Mitsubishi® ductless mini-split system provides high-efficiency heating and air conditioning

EXTERIOR

- Targeting 4-Star Built Green Certification
- Rooftop decks are plumbed with power and water
- Cement planked siding is an extremely durable and long-lasting product that is resistant to warping, rotting and heat
- Parking stalls (*available with select homes*) are EV ready

COMMUNITY

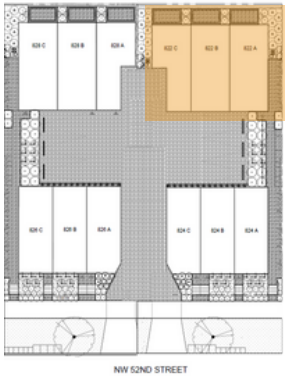
- The community does not have a homeowner's association (HOA). The maintenance of the homes is governed by a joint use maintenance agreement and community CCRs.

822 A-C NW 52ND ST

822 C
 Square Footage: 1,262 SF
 Beds: 2
 Baths: 1.75
 Parking: Off-Street

822 B
 Square Footage: 1,337 SF
 Beds: 2 + Den
 Baths: 1.75
 Parking: Off-Street

822 A
 Square Footage: 1,337 SF
 Beds: 3
 Baths: 1.75
 Parking: Off-Street



FLOOR 1



FLOOR 2



FLOOR 3



ROOF

PHOTOS

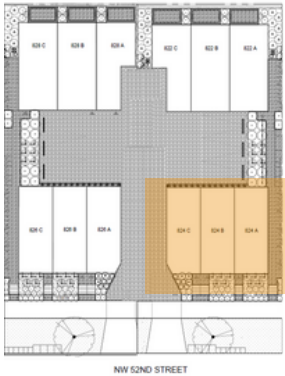


824 A-C NW 52ND ST

824 C
 Square Footage: 1,377 SF
 Beds: 3
 Baths: 1.75
 Parking: None

824 B
 Square Footage: 1,183 SF
 Beds: 2 + Den
 Baths: 1.75
 Parking: None

824 A
 Square Footage: 1,183 SF
 Beds: 3
 Baths: 1.75
 Parking: Off-Street



FLOOR 1



FLOOR 2



FLOOR 3



ROOF

826 A-C NW 52ND ST



826 C
 Square Footage: 1,183 SF
 Beds: 3
 Baths: 1.75
 Parking: Off-Street

826 B
 Square Footage: 1,183 SF
 Beds: 2 + Den
 Baths: 1.75
 Parking: None

826 A
 Square Footage: 1,377 SF
 Beds: 3
 Baths: 1.75
 Parking: None



FLOOR 1



FLOOR 2



FLOOR 3



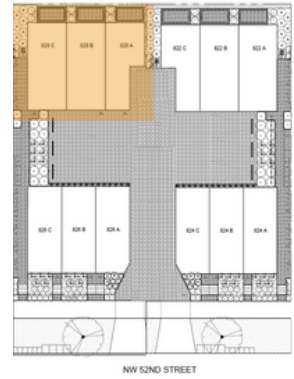
ROOF

828 A-C NW 52ND ST

828 C
 Square Footage: 1,337 SF
 Beds: 2
 Baths: 1.75
 Parking: Off-Street

828 B
 Square Footage: 1,337 SF
 Beds: 2 + den
 Baths: 1.75
 Parking: Off-Street

828 A
 Square Footage: 1,262 SF
 Beds: 2
 Baths: 1.75
 Parking: Off-Street



FLOOR 1



FLOOR 2



FLOOR 3



ROOF

ABOUT BALLARD



A VIBRANT AND DIVERSE NEIGHBORHOOD

Ballard stands out as a beloved neighborhood renowned for its dynamic blend of culture, history, and community spirit. At the heart of Ballard lies its bustling brewery district, where craft beer enthusiasts gather to sample a diverse array of local brews and soak in the neighborhood's convivial atmosphere. But Ballard's appeal extends far beyond its beer scene. Visitors can stroll along its charming streets lined with boutiques, cafes, and galleries, or wander through its iconic farmer's market, where fresh produce, artisanal goods, and lively music create a vibrant tapestry of sights and sounds. For those seeking a taste of the outdoors, Ballard offers scenic waterfront parks like Golden Gardens Park, where stunning views of Puget Sound and the Olympic Mountains provide the perfect backdrop for picnics and leisurely walks. History buffs can explore Ballard's maritime heritage at the historic Hiram M. Chittenden Locks, where they can watch boats navigate between freshwater and saltwater. And when hunger strikes, Ballard's diverse dining scene satisfies every palate, with options ranging from fresh seafood to international cuisine. With its blend of natural beauty, cultural richness, and welcoming community vibe, Ballard beckons visitors to immerse themselves in its unique charm and discover the endless delights it has to offer.

NEIGHBORHOOD FAVORITES



STOUP BREWING

1108 NW 52nd St (0.2 miles)

Bustling taproom with whimsical wall murals & garage doors that open to an outdoor beer garden.

RED ARROW COFFEE

425 NW Market St (0.4 miles)

A fast and casual coffee shop with a menu that features guest roasters and an array of pastries.

ASADERO

5405 Leary Ave NW (1 mile)

High-quality Mexican cuisine specializing in mesquite-grilled meats, house made tortillas and salsas.

BALLARD LANDMARK DISTRICT

Ballard Ave NW (1.1 miles)

The Ballard Landmark District is a vibrant hub of shops, restaurants, and galleries.

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.



Wilczynski Partners
Windermere Real Estate Midtown
1920 North 34th Street
Seattle, Washington 98103

newhomes@wilczynskipartners.com
(206) 759-7752



WILCZYNSKIPARTNERS.COM