



Eden Hill Flats
Four Star Built Green 2016

643 W. Nickerson St ~ \$2,640,000



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Apt. 3 – NE Living, NW Dining in Great Room, Views



Eden Hill Flats



Four Star Built Green in 2016.

Your Queen Anne Custom reflects a quintessentially successful project ~ Owner's vision meets Atelier Drone Architects and STS Construction Services with great teamwork, performance and lasting results. Bedroom Closet in S.E. Apt 3 has been properly converted to legal 20th bedroom. Specifications: 2016 Fire Suppression (Sprinkler system) rated for occupancy of 35 / allows double occupancy in bedrooms; roof: Versico 60 mil White PVC; siding: James Hardie Products; sun deck: Gaco Western / GacoFlex Polyurethane; hot water tanks: AO Smith ProMax line; windows: VPI Quality Windows Co. / Endurance Midrise series. Water use for all four units can be easily sub metered. Residents enjoy rich espresso maple shaker cabinets & snowflake slab quartz countertops in all kitchens and baths, double steel undermount sinks, soothing bamboo flooring through out the commons, wall to wall wool in bedrooms and tile floor bathrooms - for green durability and indoor air quality.



A Unique Opportunity to Consider...

A contrast to large townhouses @ 1600+sq ft with lots of stairs - Eden Hill Flats offers spacious single level living. Bedrooms range from medium to large, mostly separated from others by double closets, entry hall & baths for quiet privacy. Drive downtown in just minutes along either Aurora or 15th West. Or stroll to campus, ship canal waterway bike routes & parks, and all the charms of the Fremont District. Review commercial lending options as well as FNMA 30 Yr. Fixed 4-Plex loans @ \$1.492M. Your CPA will like generous depreciation of high improvement value. While some list prices require pro forma rents not proven, Eden Hill Flats is turn key 5.2 cap as is, with pro forma rents proven four years ago.

Eden Hill Flats

NW Elevation from street / SW Elevation from alley.



Eden Hill Flats



Seattle Pacific University - Established 1891.

In our seaside city's early days, Queen Anne was known as Eden Hill. "Thomas Mercer settled just north of the Denny Claim (amidst) thick forests and steep hills." (HistoryLink.org). Seattle Pacific University was established in 1891, finding surprising contrasts to the larger U.W. nearby (SPU.EDU/about-spu/spu-facts). In fact Eden Hill Flats has always attracted its share of UW people, sometimes applying in groups. Locals know the SPU academic community makes for good neighbors and employees. This property is within the SPU Campus Police patrol area. Owner Managers have enjoyed serving young scholars with bright futures.



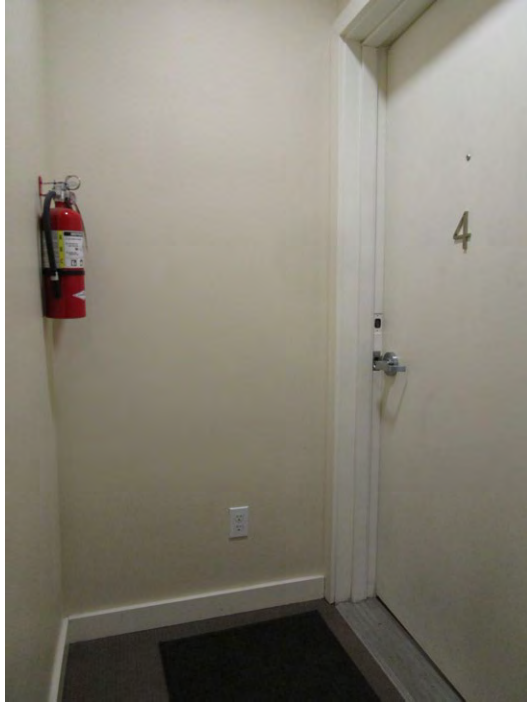
Strong Trend to Residents in Work Force

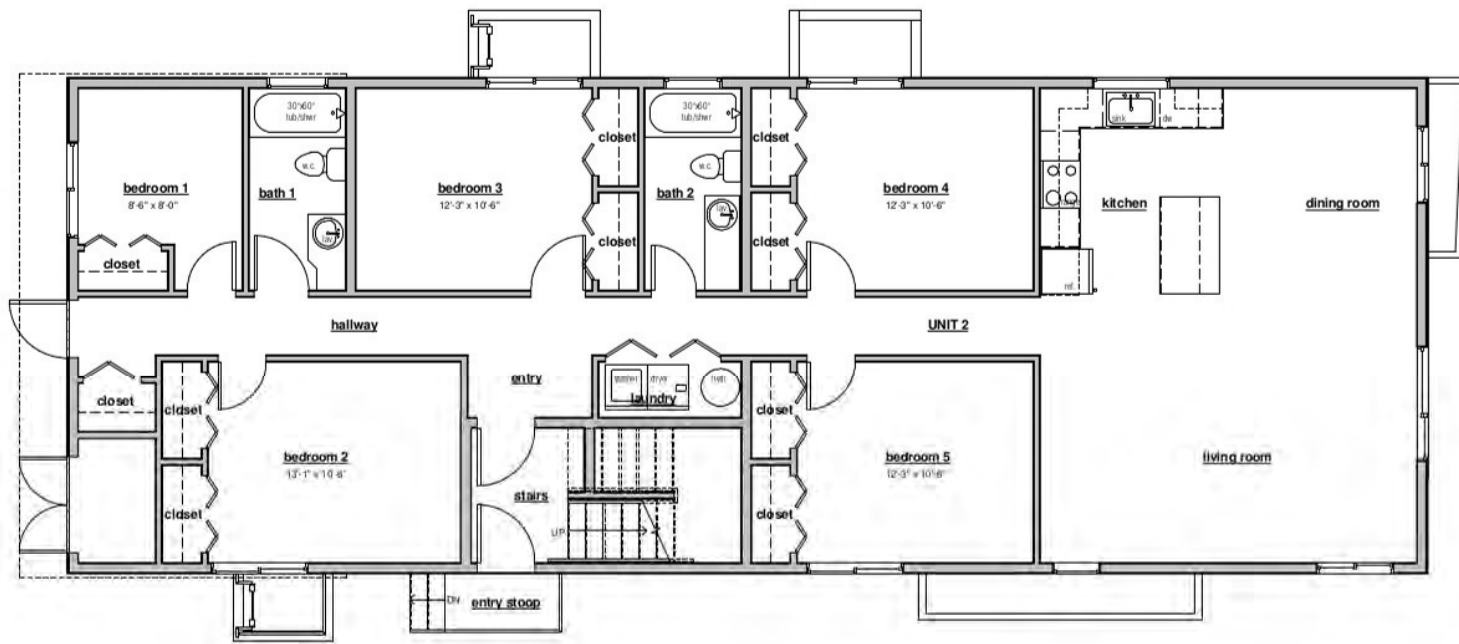
In Sept 2019, two of the four units were not college students but rather "working adults", and now since Sept 2020 three of the apt's are non-student and in the work force. Two local professionals lease #4 using 3rd & 4th bedrooms as home offices. Owner Manager did not seek, but simply reports these trends. Management continues to ask and obtain cosigners as good practice. Compared to Seattle's old & new Studio Apt's at \$1100- 1400/m, and old & new 1-BR Apt's at \$1400-1700+ /m, residents here enjoy sharing very large level flats "Like a House"... with elegant common spaces and camaraderie at this \$800 - \$1000/m price point.

All eight baths have identical design and same quartz, maple, laminate, and tile.



Eden Hill Flats





1st Floor



City of Seattle



DEPARTMENT OF CONSTRUCTION AND INSPECTIONS CERTIFICATE OF OCCUPANCY

A/P No.: 6465092 Address: 643 W NICKERSON ST
Bldg ID: 000037096 Records Filed At: 643 W NICKERSON ST
Bldg Description: NEW APT BLDG-643 W NICKERSON

Total Units for Building: 4

<u>Occupancy Group</u>	<u>Occupancy</u>	<u>Floors/Area</u>	<u>Assembly Load</u>	<u>Construction Type</u>	<u>Sprinkler Standard</u>
R-2 APARTMENT			n/a	VB	13

Construct new apartment building and occupy, per plan.

The work noted above has been inspected and approved as complying with provisions of the Seattle Building Code

Issued this 31st day of March, 2017 for Director by

Dave Cordaro
Dave Cordaro, Chief Building Inspector

This certificate shall be posted in a conspicuous public area, shall not be removed, mutilated or obscured and shall be maintained in legible condition at all times. Any change of occupancy requires a new certificate.



Certificate of Merit

THIS IS TO CERTIFY THAT THE PROJECT AT

643 W Nickerson St, Seattle, WA 98119

has qualified for a rating of **4-Stars** in the Built Green program. Built Green certification signifies that a holistic, environmentally friendly approach was utilized in creating this home.

SITE & WATER



ENERGY EFFICIENCY



HEALTH & INDOOR
AIR QUALITY



MATERIALS
EFFICIENCY



HOMEOWNER
EDUCATION



STS Construction Services

11-2-2016

Date

Built Green of King and Snohomish Counties

October 21, 2016

Date

ID# 2016MF36
builtgreen.net

In Partnership with

