



DWELL IN COLUMBIA CITY

5-Star Built Green Modern Homes

4529 A&B Rainier Ave South

Starting from the low \$700,000's | approx 2,500sf | 3 bd + 3.5 bth | roof top deck | parking

These homes are strategically designed for modern lifestyles. Each home highlights amazing amounts of energy efficiencies, supreme indoor comfort and healthful air. In addition, there is a private walk-out lower level for a possible Airbnb, guest suite or a home office. It's a great area hobby area for the creative entrepreneur with clean lines, tons of natural light and huge savings in utility bills. The generous well-proportioned townhomes each feature a private roof top view terrace and parking space. Columbia City is one of the top places to live in Seattle, a veritable culture hub that caters to those who want to find a fun and interesting neighborhood. Nearby are great shops, some of Seattle's best eateries and excellent public transportation with the Light Rail Station just a few blocks away. Be a part of a Live and Work community in a progressive thinking vibrant neighborhood.

ENERGY EFFICIENT

- Targeting 5-STAR Built Green Certification
- Prepped for Solar Panels with Excellent Exposure for Solar Gain
- Heat Recovery Ventilation System
- Efficient Multiple Head Mini Split Units for Heating & Cooling
- ENERGY STAR® Stainless Steel Appliance Package
- WaterSense Certified Plumbing Fixtures by Grohe

HIGH PERFORMANCE CONSTRUCTION

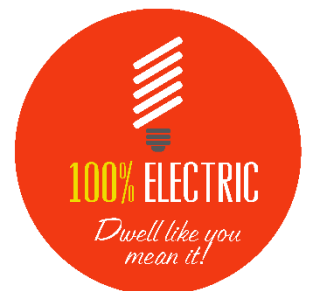
- Supreme Comfort, Indoor Air Quality & Lower Energy Consumption
- High-Performance Triple-Pane Low-E Windows
- EnviroDri™ Exterior Weather-Resistive Barrier
- Thick Framed Walls Packed with Insulation for Energy Savings and Sound Mitigation

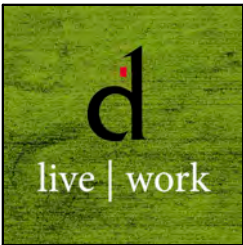
HEALTHY – SUSTAINABLE - LOCAL

- Hardie® Siding and Reclaimed Barn Wood Rainscreen
- Stylish Finishes with Sustainable Building Materials and Upcycled Finishes
- Solid Wood and Polished Concrete Flooring – No Carpet
- Located near Rapid Ride & Neighborhood Parks, Shops & Eateries

For Dwell Sales & Inquiries Please Contact:

SUSAN STASIK 206-660-1012





Dwell @ Rainier

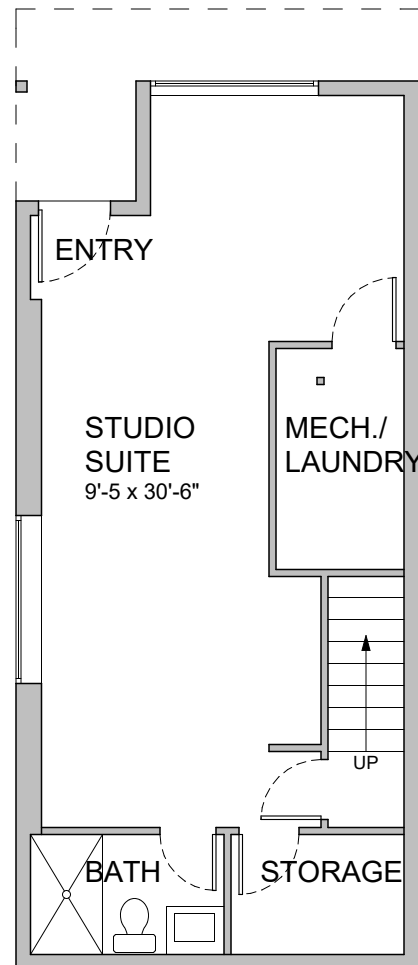
4529A Rainier Avenue South

3 bedrooms, den, 3 baths, studio-suite, off-street parking

www.dwelldevelopment.com

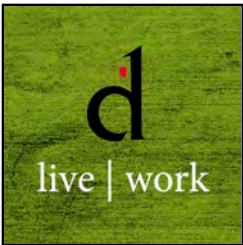
AREA SUMMARY

Lower Floor	541	SF
First Floor	614	SF
Second Floor	700	SF
Third Floor	700	SF
Penthouse	60	SF
Total	2,615	SF
	288	SF Deck



FIRST FLOOR

SCALE: 1/8" = 1'-0"

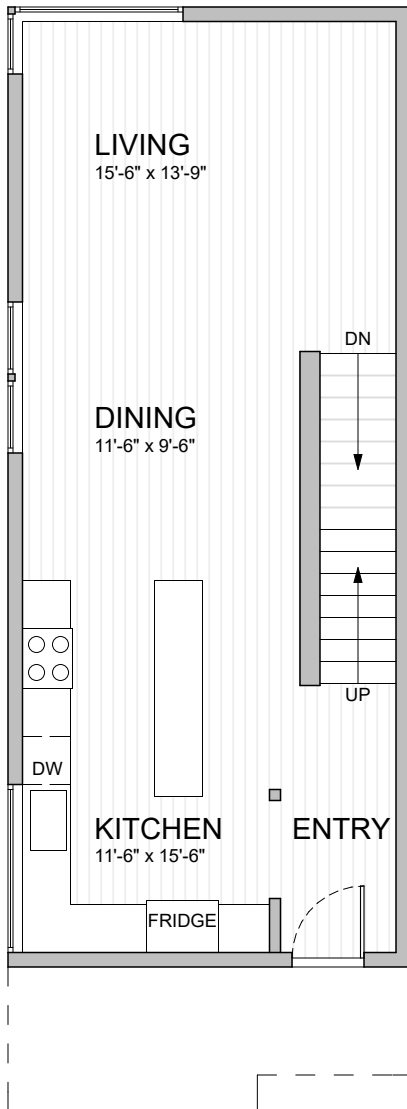


Dwell @ Rainier

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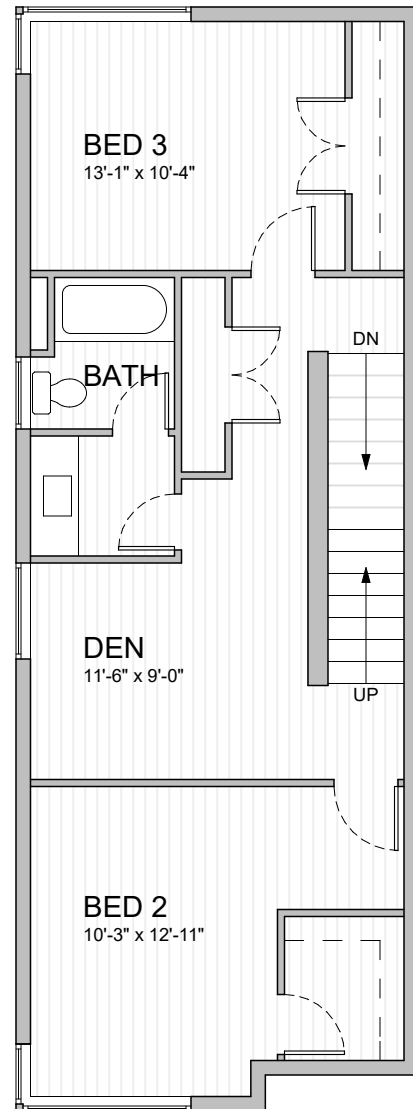
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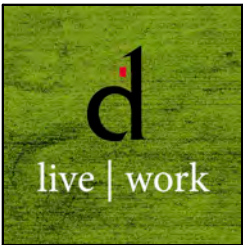
SECOND FLOOR

SCALE: 1/8" = 1'-0"



THIRD FLOOR

SCALE: 1/8" = 1'-0"

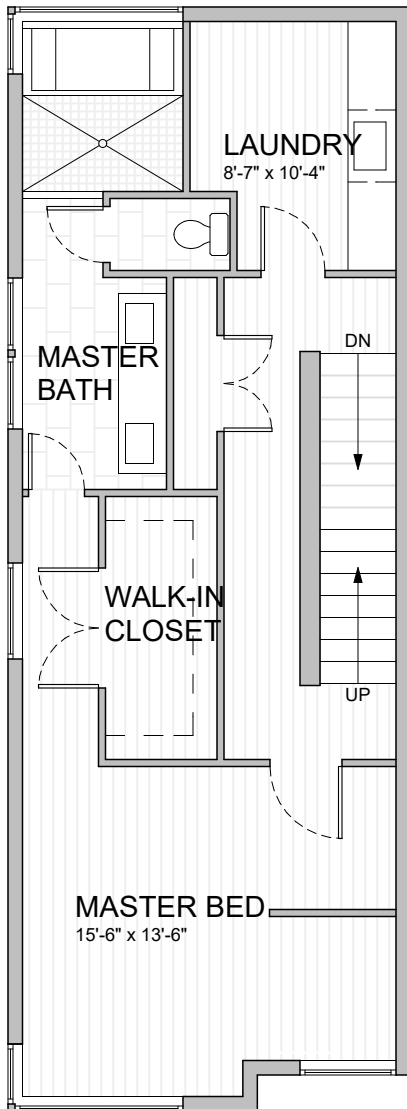


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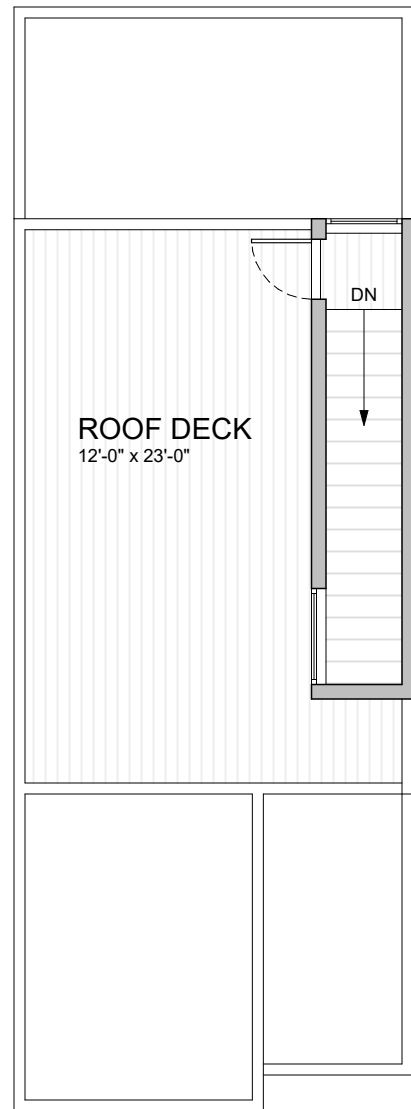
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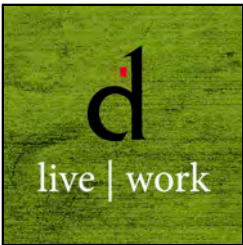
FOURTH FLOOR

SCALE: 1/8" = 1'-0"



PENTHOUSE & DECK

SCALE: 1/8" = 1'-0"



Dwell @ Rainier

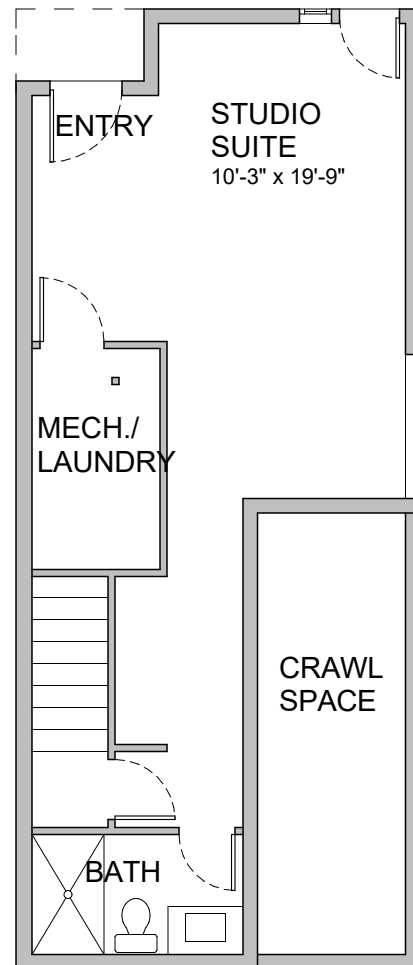
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3 bedrooms, den, 3 baths, studio-suite, off-street parking

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AREA SUMMARY

Lower Floor	465	SF
First Floor	614	SF
Second Floor	700	SF
Third Floor	700	SF
Penthouse	60	SF
Total	2,539	SF
	288	SF Deck



FIRST FLOOR

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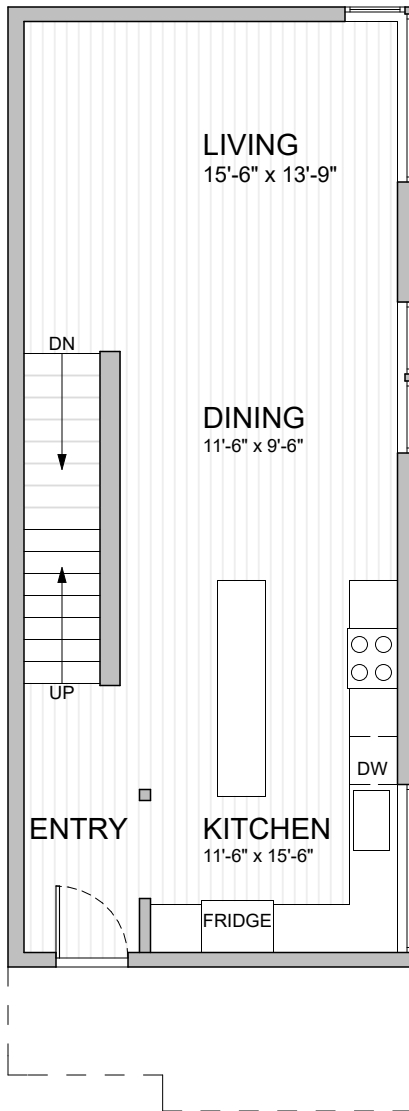


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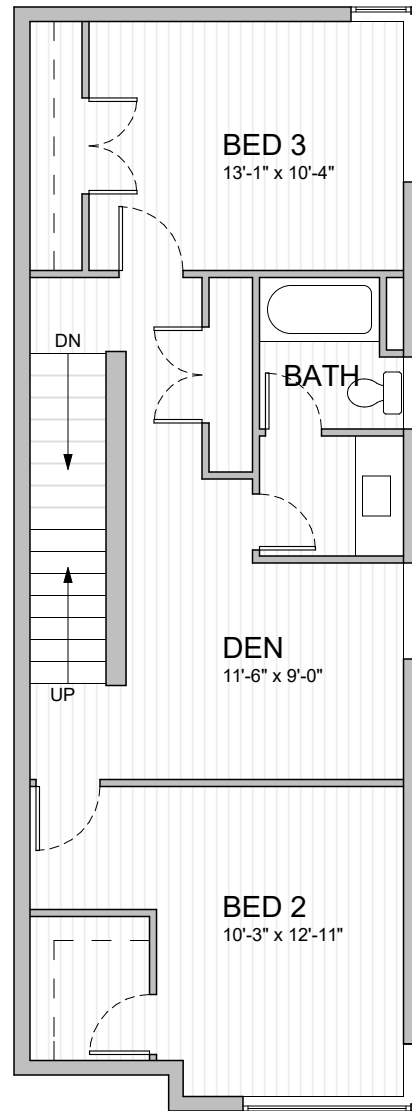
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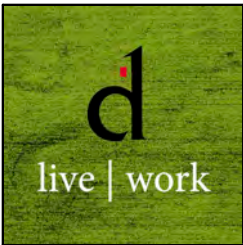
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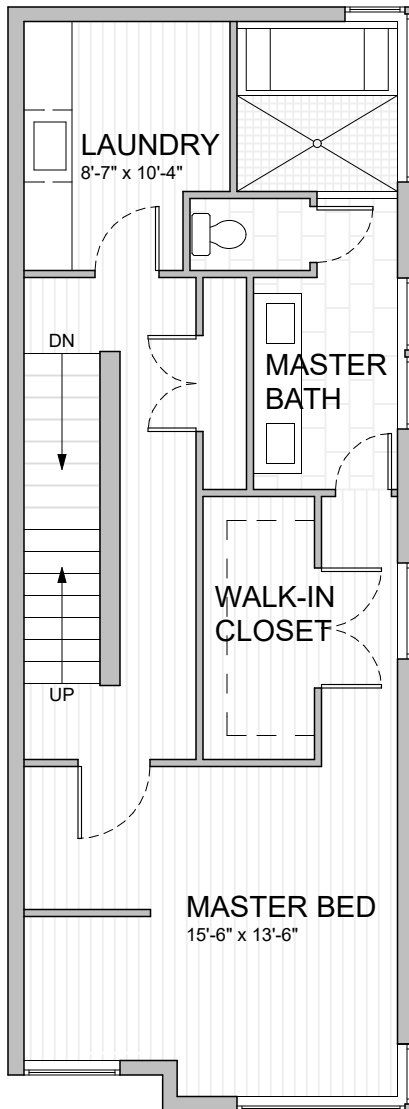


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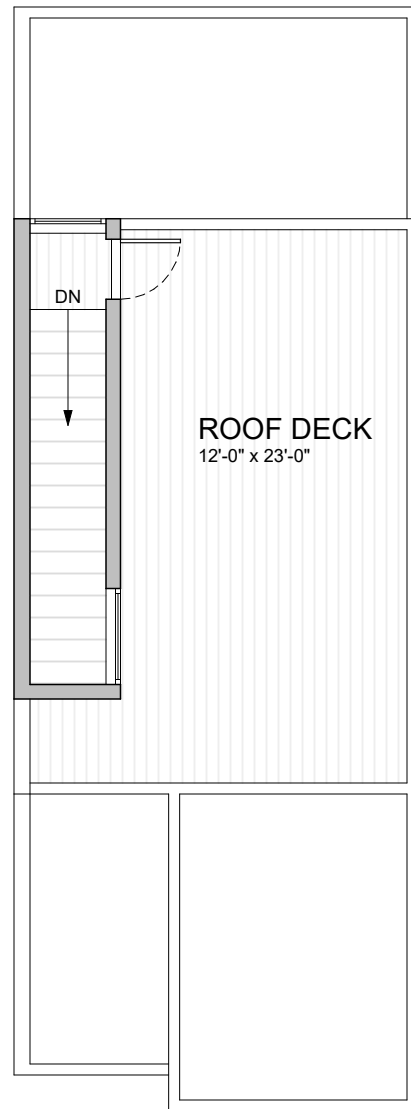
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PENTHOUSE & DECK

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Dwell in Columbia City

MODERN SUSTAINABLE LUXURY



No Better Place

Award-Winning Dwell Development, founded in Columbia City, embraces its roots by continuing to build modern sustainable homes right in its own backyard. Columbia City exemplifies Dwell's vision of what modern living means: a healthy urban lifestyle of living, commuting & socializing within blocks of everything.

Columbia City is alive with respectful cultural diversity and a community spirit unparalleled in the City of Seattle.



From the Farmer's Market, PCC Flagship Market, Community P-Patch, shops, eateries, theaters, galleries, bakeries, authentic ethnic cuisine, jazz clubs, cinemas, and historic district, this pedestrian friendly neighborhood has everything you need in an eight block area.

Uniquely Columbia City!

Explore Columbia City



columbiacityseattle.com

A World Away

Columbia City is worlds away from downtown congestion and high rises. It has become a popular destination via Seattle's new Link Light Rail.

An Eclectic Mix

Turn-of-the-century buildings are filled with an eclectic mix of shops, galleries businesses and a host of entertainment and dining options. Enjoy live shows at the Royal Room, comedy and cabaret at the Columbia City Theatre, sushi at Wabi Sabi, Happy Hour at the Ale House, Hawks games at Rookies, Wi-Fi at Empire Espresso and play old school pinball at Full Tilt. Jog or stroll to Genesee Park and the off-leash dog area. Take the kids to summer stories in the park. Dance in the streets at annual festivals and block parties and celebrate the good life.

Historic & Hip

This "Neighborhood of Nations" is a veritable small town within a big city. Founded in 1893 and annexed to Seattle in 1907. It's one of the most unique and proud communities in the metro. This front porch community is full of residents committed to the positive growth and improvement of a neighborhood that is an inclusive slice of city living.



WWW.DWELLDEVELOPMENT.COM