

DWELL IN COLUMBIA CITY

5-Star Built Green Modern Homes

4531 A&B Rainier Ave South

Starting at \$679,000 | approx 2,000sf | 3 bd + 3 bth | decks + parking

There is no better way to enhance your investment than combining your work and living spaces. Dwell Development takes their award-winning edgy style and blends it with balance and beauty to bring together domestic life and work life all in one modern home. The approx. 2,000 sf space houses a single family home and a retail space all within its four levels of clean lines and natural light. Business owners enjoy the convenience of working from home while maintaining separate personal and professional space. For homeowners who do not need an office space a Live+Work home is an attractive source of income: owners reside on the top floors and lease out the commercial space. Columbia City is now one of the top places to live in Seattle, a veritable culture hub that caters to those who want to find a fun interesting neighborhood with great shops, eateries and excellent public transportation.

ENERGY EFFICIENT

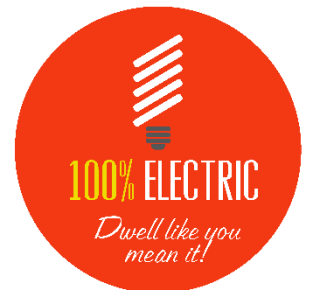
- Targeting 5-STAR Built Green Certification
- Live Above Your Business: Commercial Space on Ground & Three Levels of Living Above
- Prepped for Solar Panels with Excellent Exposure for Solar Gain
- Heat Recovery Ventilation System for Healthful Indoor Air
- Efficient Multiple Head Mini Split Units for Heating & Cooling
- ENERGY STAR® Stainless Steel Appliances
- Electromagnetic Induction Cooktop for precision cooking & supreme efficiency
- WaterSense Certified Plumbing Fixtures by Grohe

HIGH PERFORMANCE CONSTRUCTION

- Supreme Comfort, Indoor Air Quality & Lower Energy Consumption
- High-Performance Triple-Glazed Low-E Windows including a Commercial Tilt-Turn package for the Workspace
- EnviroDri™ Exterior Weather-Resistive Barrier
- Thick Framed Walls Packed with Insulation for Energy Savings, Sound Mitigation & Quiet Interiors

HEALTHY – SUSTAINABLE - LOCAL

- Hardie® Siding & Reclaimed Barn Wood Rainscreen
- Stylish Finishes with Sustainable Building Materials & Modern Finishes
- Circle-Sawn Solid Fir Hardwoods & Polished Concrete Flooring – No Carpet
- Located near Columbia City Light Rail Station, Neighborhood Parks, Shops & Eateries



For Dwell Sales & Inquiries Please Contact:

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