

# PROPERTY DETAILS

1121 22nd Ave E

Bennion  
& Co.



## REMODEL

- The remodel which was completed in 2002 was a "down to the studs" remodel with all interior and exterior surfaces redone with the exception of the central staircase from the entry way to the second floor.

## THEATER

- The home theater has a fabric covered wall behind the projection screen that encloses the speakers for the theater as well as the access to the hydronic control units for the radiator systems in the house. This provides for the easy servicing and adjustments to this system. On the east wall of the theater room is an access panel to a crawl space to service the wine room cooling unit. In this crawl space you can also inspect the supplemental foundation that was poured inside of the existing brick foundation to provide foundation support for the house providing significant seismic support with additional anchoring to the framing of the house.

## MECHANICAL ROOM

- Starting in the Mechanical Room. The boiler which handles the radiant heat and hot water system in the house is controlled by a "smart controller" that reads outside air temperature changes and adjusts the radiant heat system in anticipation of temperature changes inside the house. This provides for a much more consistent temperature throughout the house. There is also a whole house carbon water filter that scrubs chlorine and other contaminants from the domestic water at all interior locations.

## STRUCTURAL ADDITIONS

- There was significant seismic structural additions to the entire structure of the house that included metal I-beams and plywood shear walls on most of the exterior and interior vertical surfaces.

## EXTERIOR

- All exterior glazing including the doors, with the exception of the three windows in the basement ping-pong room and the third floor exercise alcove are new Quantum brand windows and doors and all of the interior doors are new customed solid-hardwood doors with customed manufactured hardware. All of the hardwood floors are quarter sawn clear oak with radiant heat underneath. The basement floor is coated with a Ardex branch coating over concrete.
- The exterior stucco is an infused color stucco that does not require painting. There is no Dryvit product used in the house.

## INTERNET

- The house is wired with CAT 5 internet plus coax to most upstairs rooms, in addition there are "smurf tubes running throughout most of the house to provide additional wiring opportunities without cutting into walls.

## **ROOF**

- The entire roof structure of the house was removed, reframed and all new roofing material for the house and garage was used. All the gutters tie in to the sewer system of the house. The sewer lines were all replaced to within 25" of the Seattle municipal sewer line running down 22nd Avenue. There are multiple clean out locations for easy maintenance.

## **FOOTPRINT**

- The area from the basement storage room and mechanical room, and the family room above and the master bedroom are all new construction which added to the footprint of the existing house. This includes the fireplace in the family room. There is also a fireplace with built-in insert and flue work on the north wall of the master bedroom. The drywall just needs to be removed if a fireplace is to be installed in the master bedroom.

## **WALLS**

- Most of the interior walls have 1/2" plywood underneath the drywall to provide additional structural support, as well as anchoring points should artwork or other heavy objects be fixed to these walls.

## **PLASMA MONITOR**

- The plasma monitor in the family room doubles as a computer monitor and all of the TV control and computer for this system is in the cabinet in the sitting room adjacent to the living room. Keyboard and mouse are wireless and can be controlled from the family room. The outside irrigation system is controlled by a unit in the northwest corner of the garage. This is also the location where telephone service and cable TV and internet enter the property. The house is also plumbed for satellite internet and TV service access on the roof.

## **GENERATOR INSTALLATION**

- In the crawl space access at the northwest corner of the laundry room is a pad and sufficient space should a generator installation be contemplated in the future.