

Re-imagined, re-engineered, and re-built all the way through to the foundation in 2008, while maintaining the iconic Bob Lewis Post-and-Beam Architecture.

Here are just some of the features that go in to today's value of 6555 Madrona:

- 2016 Third-party appraisal: \$3,400,000.
- \$650,000 (approx.) total spent on renovations by current owner with DWV permits.
- Entire structure was re-engineered and reinforced to support the weight of 2" thick concrete floors and concrete pavers on cantilevered deck.
- \$80,000 in hardscaping including: an engineered foundation for a future garage/carport, permeable pavers, and poured concrete stairs.
- \$70,000 in new custom high-end glazing including a Metro Aluminium entry and three sliders. The Aluminum extrusions were customized to reduce the frame width to maintain maximum window apertures.
- Spray-foam insulation provides a near airtight home reducing heating costs. 90% of walls are sprayed and the entire roof structure was rebuilt to accommodate spray insulation. Spray-foam installation is typically at least twice the cost of traditional insulation.
- Detailed roof designs were constructed to optimize water management on both the flat and sloped roofs.
- Oversize custom Copper downpipes to accommodate roof rain-water drainage.
- Over 100 feet of custom high-end natural finished Walnut Cabinetry. Blum soft-close hinges and drawer glides throughout the house.
- Custom interior doorways with melamine paint finish and European hidden pocket-hinges.
- Extensive use of impermeable Corian surfaces not only in the Kitchen but in the bathrooms providing ease of maintenance and durability.
- Custom back-painted glass surfaces in bathrooms provide beauty and easy maintenance.
- Extensive use of custom mirrors throughout to amplify space.
- In-floor hydronic radiant heat throughout with simple and effective heat zones.
- Top-of-the-line High Efficiency IBC condensing boiler and indirect hot-water-tank provide exceptional efficiency year-round.
- NEST thermostat and smoke/CO2 detectors.
- Completely all-new plumbing. From the incoming waterline to the existing sewage lines every piece of plumbing was replaced with copper, PEX, and ABS piping.
- Natural gas plumbed to utility room and upper deck.
- Wall-hung toilets throughout with Geberit in-wall cisterns. Provide a modern, cleaner clutter-free look and easier maintenance.
- All new copper electrical wiring throughout. Potential to add High-Voltage Car charging outlet on exterior wall.
- Custom lighting throughout.
- House wired for distributed sound to select areas.
- Custom fire-resistant drapery throughout providing 80% opacity and effective window insulation during cold snaps.
- Subzero integrated fridge, Wolf oven, fully integrated Miele D/W, Electrolux induction cooktop with Wolf automated downdraft vent.
- Custom milled clear Western Cedar exterior siding with mitered corners.
- Separate heated 162 sq. ft. studio/shed with skylight and insulated slab-on-grade floor.
- Frameless glass railings throughout home and deck to maximize lighting/views.
- Custom solid 3" thick Walnut stair treads sourced in Chilliwack from a 150 year-old tree.
- Custom modern drywall installation with shadow-line trim to eliminate clunky millwork/baseboards.