

urban longhouse – Seattle’s loft colossus

1505 11th Ave #403, Seattle WA 98122



- price: \$940,000
- size: 1,989 sf
- location: Pike Pine Corridor
- 1913 warehouse converted in 1999
- view: cityscape, distant mountains
- master suite separated from loft by partial wall
- ceiling height: varies, up to 20'
- Sub-Zero refrigerator and wine cooler, Miele range oven and dishwasher, Faber range hood in counter
- Snaidero kitchen cabinetry
- granite slab countertops
- Bosch washer and dryer
- ladder-accessible storage loft
- 60' wall of large, acoustically & energy-efficient double-glazed windows
- plywood flooring
- fully wired: CAT-5, DSL ready
- seismically retrofitted
- pet-friendly building
- two side-by-side parking spaces
- radiant heat and hot water included in HODs
- HODs: \$880/month
- 2004 taxes: \$9,051/year

Like the Coastal Salish “longhouses” of yesteryear, this voluminous penthouse loft provides an intriguing gathering place for friends and family. Here, soaring beamed ceilings supported by rough, old-growth wooden timbers are reminiscent of the cedar-carved post and beam structures used by Seattle’s earliest inhabitants for ceremonial and festive occasions.

Perfect for entertaining, this rare 1,989 square foot aerie—housed atop a turn-of-the-century converted warehouse—comfortably accommodates 60-100 guests. The separate master bedroom shelters your private spaces—for sleeping and storage—while a ladder-accessible sleeping loft creates a hideaway for late-night stragglers.

In the traditional longhouse, roof slats were adjusted to let the light in. Here, a wall of east-facing warehouse-scale windows overlooks a striking urban tableau of aging industrial buildings and stylish newer lofts, softened by distant snow-capped peaks. Safe and secure in this rooftop retreat, you’re just an elevator ride away from Capitol Hill’s vibrant Pike Pine Corridor.

Clean, sleek lines and outspread spaces buttressed by bold materials like plywood, concrete, and steel distinguish this home as Seattle’s loft colossus. With ceilings soaring to nearly 20’, you’ll find ample space to showcase your art collection—the 15’ tall Salish murals currently on display against the white-gallery walls are witness to the endless possibilities here. A playful catwalk running 60’ in length—fashioned from the building’s original attic—provides additional storage.

Suspended track lighting, with pendant lamps for added warmth, illuminates the stunning, open kitchen. Surrounded by every type of eatery imaginable, you may never want to cook; but just in case, you’ve got top-of-the-line appliances, including a Sub-Zero wine refrigerator dual-zoned for reds and whites. A guest bathroom completes the entertaining area.

Two side-by-side parking spots are included. But let’s face it, dwelling amidst art galleries, theaters, grocery stores, and some of the hottest restaurants and nightspots in Seattle means that you may never pull your car out. Downtown Seattle and a dozen bus lines are also close by, as are parks, tennis courts, Seattle University playing fields, and Capital Hill’s newest amenity—the redesigned Cal Anderson Park.

photos: johnlscott.com/21473



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