



TURTLE COVE

With an unrivaled position on the glistening shores of Lake Washington in picturesque and historic Central Seattle, this exquisite residence takes advantage of its panoramic views of Lake Washington, the Cascade Mountains and the Bellevue city skyline.

A handsome brick wall and gate opens to the sweeping drive through the entry gardens to reveal the magnificent Georgian style home. Immediately, one realizes that this home, Turtle Cove, is without compare. The stately, restrained design, characterized by tall symmetrical wood windows, and concrete walls softened by Wilkeson stone and French style Boston ivy was inspired by 18C Irish country houses, particularly Bantry Hall, Powerscourt Estate, and Castle Coole. *“Our challenge was to construct an authentic modern day expression of the ideas embodied in these beautiful 18th c. homes”*

The entry is distinguished by a tall glass and fir door with decorative iron balcony. The curved staircase of the limestone entry is focal point, with the Lake Washington vista beckoning beyond through the three-story window. The striking symmetry created by its classical organization is reflected in the windows, French doors, scale of rooms and flow. The living room is fed through two entries that align with those of the dining room and library, and each of those rooms includes four sets of French doors. Sophisticated studded leather parlor doors add privacy when needed. All three rooms have French antique marble fireplaces as well as access to the terrace, which runs the length of the home, and is finished with beautiful balusters carved from Western Red Cedar: a signature element of the exterior. The library is paneled with VG Fir and includes two beautiful chandeliers, and a wet bar is found nearby. Custom hand-painted de Gournay silk wall coverings and parquet floors embellish the dining room. The floors in these rooms and the kitchen are wide planked reclaimed Belgian oak, lending a comfortable richness.

The European kitchen, adjoining family room and butler's pantry are warm and welcoming, with slab Cashmere antiqued marble counters and island, VG fir cabinets, paneled walls, Zellige tiled backsplash, and a breakfast area with banquette beside the terrace. Kitchen and pantry features include a La Cornue range- oven with hood, an additional oven, Sub-zero refrigerator freezer, 3 sinks, and 3 Miele dishwashers. The kitchen door to the auto court is found beside the powder room and mudroom. The paneled family room has limestone floors and is warmed by a Wilkeson stone fireplace. It opens to the barbecue terrace and steps to the pool. A nearby powder room, office and cloakroom are convenient to the 3-car garage. All rooms on this level look out to captivating Lake Washington views.

The Portuguese Modica limestone staircase leads to the upper floor landing. Double doors open to the primary bedroom suite. The bedroom looks out to the Lake and Mountain vista and includes a marble fireplace. A private balcony features a fireplace and rooftop garden with views, creating a very special retreat, while two dressing rooms are fully built out. The bathroom is beautifully appointed with Italian marble floors and vanities, chandelier, steam shower and free-standing tub, elevating this space to a true sanctuary. Three additional en-suite bedrooms are situated on this level, each with outstanding views, and one of them a guest suite with sitting room. *"Each room is situated to feel the early morning light of sunrises over Lake Washington, as well as the late afternoon sun that filters through the hillside garden to the west"*.

The lower level is as richly appointed and as welcoming as the other floors, and is home to a spacious vestibule, a movie room and recreation room each opening to the swimming pool terrace and lawn and served by two half baths. An ample guest suite is located on this level as is an exercise room, playroom, wine cellar, utility room and three-quarters bath with steam. An elevator serves all three floors.

The grounds are carefully designed to continue the character of the home, sensitive to its formality yet offering playful enjoyment of the outdoors. Wilkeson stone, quarried in the shadow of Mt Rainier, paves the terraces and stairs. A staircase with cedar baluster is festooned by a fragrant wisteria. Gravel walkways provide a visual framework and introduce a massive flower garden above the beach. A thoughtfully planted hedges provide privacy to the estate while a kitchen garden is abundant with flowers and produce.

The lawn, 82-foot swimming pool and spa are surrounded by Wilkeson stone and take advantage of the beautiful views while soaking in all day sun. The natural pebble beach spans 160 feet across the property, offering full and rare access to the water. A low stone wall sweeps the shoreline, a sign of the property's historic Olmsted legacy. The lpe dock is ideal for boating, fishing and play. The beachside cabana was built from Sequoia, Douglas fir and Western Red cedar trees logged on the property: massive log columns supporting a glass shell, which opens to the richness of the VG fir interior. A limestone floor and counter, Rumford Wilkeson stone fireplace, kitchen and bath and outdoor barbecue terrace with 2nd fireplace add to the utility and ambiance of this very special location on the beach.

Turtle Cove is undoubtedly the most significant home built in Seattle in the last 50 years. Its sophisticated yet understated design executed by master craftsmen and artisans with regard to the highest quality of construction, livability and enjoyment, extraordinary siting, and its thoughtful use of regional and reclaimed materials lend authenticity and care.

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All information is approximate and is not guaranteed.

STATISTICS

House Size:	11,787 sf
Garden Pavilion:	384 sf
Three Car Garage:	881 sf
Lot Size:	1.62 acres
Year Built:	2009 (3 years construction)
Waterfront:	160 ft
Bedrooms:	5
Bathrooms:	13
Fireplaces:	12 (7 antique mantles from Marc Maison Gallery, Paris)
Swimming Pool:	82 ft

PARTNERS

Architect: Res Loci
Interior Design: Timothy Thomas and Kelly Allen
Contractor: Charter Construction
Landscape Design: Richard Hartlage, Land Morphology
Dog Star Cabinets
Quantum windows and doors

CONSTRUCTION & EXTERIOR DETAILS

Cast in place architectural concrete shell
Railings - 625 Western Red Cedar balusters
Brick wall on Lake Washington Boulevard
Automated entry gate
Wilkeson stone, Architectural detailing throughout house and grounds
Crushed basalt auto court and paths
Grounds shoring- 48 auger cast piles
Pin piles - 155 pin piles supporting the foundation
Copper downspouts
Cast concrete gutters
Composition roof
Cast iron balcony from Marc Maison Gallery

SYSTEMS

Domestic water - filtered through 10-year water filtration system
Lake Washington Irrigation certificate: Irrigation – both underground and surface drip system
Solar/photovoltaic system - see below
Geothermal mechanical system - see below

INTERIOR MATERIALS AND FEATURES

Poured in place concrete spiral staircase finished with Portuguese Modica Polished Limestone
Portuguese Modica Polished Limestone floors & moldings
Wide plank and parquet Belgian oak floors

INTERIOR MATERIALS AND FEATURES CONTINUED

- Elevator to all floors
- Cove moldings
- Temperature controlled wine cellar: 500-600 bottle capacity + crates
- VG Fir millwork, paneling, doors and windows
- Leather- studded parlor doors
- de Gournay silk hand-painted wall covering
- Cashmere antiqued marble kitchen counters
- Zellige tiled backsplash
- Wet bar
- Two laundry rooms- lower and top floors

GARDEN PAVILION, BEACH AND PIER

- Garden pavilion: built with timber reclaimed from the site: Sequoia, Western Red Cedar
 - Douglas Fir
- Ipe dock with boatlift
- Original Olmstead low rock seawall
- Natural pebble beach

GARDEN FEATURES

- Swimming pool and jetted spa
- Formal boxwood gardens
- Hornbeam trees
- Wisteria covers lower walls & staircases
- Jasmine roof terrace with fireplace
- Kitchen cutting garden
- Flower garden with beehives
- Chicken coop

OF NOTE

- Georgian symmetry
- Design inspired by 18th Century Irish country houses: Bantry Hall, Powerscourt & Castle Coole
- Formerly the site of the Canadian Consulate

SOLAR/PHOTOVOLTAIC SYSTEM

- 14 kW system estimate 17,000 kWh per year
- 42 panels on the central roof supply power to the house and back-feed the power grid
- Additional 21 panels on the garage & north wing of the house feed a battery back-up system
- 39 kWh hours or battery back-up estimated 3 days of emergency power

GEOHERMAL MECHANICAL SYSTEM

- 14 vertical loops in the drive court (340 ft deep each)
- Four 6-ton heat pumps (3 for house; 1 for pool & spa)
- Each heat pump: 61,400 BTU/hour
- Heat pumps supply heat for the radiant floor throughout the house, the majority of the domestic hot water, & will aid in cooling the house in the summer
- HVAC system provides 120,000 BTU/hour
- 2 lb commercial grade gas meter for the site