



HOME FEATURES & SPECIFICATIONS

10555 Seaborn Road • Bainbridge Island, Washington

PROPERTY AT A GLANCE

Site: 2.54 acres • South-facing low-bank waterfront on Port Blakely Harbor

Shoreline: Approximately 275 linear feet

Main Residence: 3,545 sq ft • 3 bedrooms (level 2) plus guest suite (level 1) • 4 full baths • Completed 2019

Historic Building: Approximately 560 SF late-1800s brick structure • Currently configured as a bunk house

Architecture: Timeless Custom Contemporary Pacific Northwest built as Architect's own residence

Mooring: Designed to accommodate yachts up to 50 feet

Garage: Two-car with fast EV charging and waterfront view

ARCHITECTURAL OVERVIEW

This custom-designed architect's home is a refined expression of Contemporary Pacific Northwest design, blending concrete, steel, glass, and rich natural materials to create a seamless dialogue between architecture and nature. Conceived as an immersive experience within its extraordinary setting, the residence draws the surrounding environment inward — embracing light, water, forest, and seasonal change as essential elements of daily life. The result is a home that feels both grounded and transparent, sophisticated yet playful, monumental yet intimate.

Clean architectural lines, carefully framed views, and effortless indoor-outdoor transitions create an atmosphere that is serene, warm, and deeply connected to place. Expansive walls of glass open to a broad terrace, a sweeping waterfront lawn, a custom spa, and the shoreline beyond, dissolving the boundaries between interior and exterior living. Bespoke detailing, advanced lighting and technology, and high-efficiency systems are quietly woven into the architecture itself — allowing innovation and comfort to exist in service of the experience of the home.

Whether embracing a morning cold plunge, practicing yoga on the waterfront lawn, or kayaking beneath the moonlight, opportunities to connect with nature in meaningful and restorative ways are woven into everyday life.

EXTERIOR & SITE

2½ acres, south-facing with approximately 275 feet of low-bank shoreline, the property encompasses an upland forest, sweeping waterfront lawn, professionally designed landscaping, and resort-inspired outdoor living spaces.

- 2½-acre south-facing low-bank waterfront with approximately 275 feet of shoreline, tidelands & upland forest
- Expansive waterfront lawn — ideal for entertaining, private events, and outdoor gatherings
- Custom Diamond stainless-steel spa with Ipe decking surround and Kohler outdoor shower
- Outdoor living areas designed for year-round enjoyment
- Dramatic two-story board-formed concrete wall — a unique backdrop for outdoor projected films
- Native Pacific Northwest professional landscaping with four season interest
- Corten steel raised organic garden beds and pathway to the beach
- Smart irrigation by Hydrowise — a weather-adaptive, water-conserving system
- Mooring ball designed for yachts up to 50 feet
- RH Marbella outdoor sectional sofa and coffee table - Sunbrella fabric cushions
- Designed for privacy and serenity on all sides with uncompromising views

ENTRY & LIVING ROOM

Approaching the home, lush native landscaping, sculptural trees, layered gardens, and board-formed concrete walls create a serene, retreat-like arrival experience. A cantilevered steel canopy frames the entry sequence before leading through an expansive glass doorway into the front foyer. Limestone flooring flows from exterior to interior, while exposed steel portals and carefully framed views establish the home's architectural language immediately – refined, welcoming, and deeply connected to the site.

The living room is anchored by a large Rumford wood-burning fireplace with herringbone firebrick and a blackened steel hearth. A dramatic exposed steel moment frame allows an entire wall of glass to dissolve into the landscape, immersing the living spaces in ever-changing waterfront views – sailboats tacking in the bay, kayakers gliding by, seals, otters, herons, eagles, porpoises, and at rare moments, even orcas – creating a constant connection to the movement and life of the sea.

- Cantilevered steel entry canopy
- Dynamic Fenestration Arte high performance metal windows and oversized doors
- Solid cast bronze Rocky Mountain Hardware
- New Pearl Limestone honed flooring by Rhodes Architectural Stone flows from exterior through entry
- Custom steel and bronze built-in console at entry with Calacatta marble counter
- Built in custom storage closet from Barcelona
- Large Rumford wood-burning fireplace lined with herringbone firebrick
- Blackened steel hearth and full-height surround with concealed built-in bookcase
- Architectural portals of blackened steel
- DuChateau wide-plank white oak engineered flooring throughout
- Exposed steel moment frame and expansive wall of glass with dramatic waterfront views on two sides

DINING ROOM

Graciously designed to accommodate 10–12 guests, the dining area opens through expansive glass doors to a waterfront terrace, creating an effortless connection between indoor gathering and the surrounding landscape.

Overhead, an original chandelier by Verner Panton composed of luminous mother-of-pearl discs serves as both sculpture and light. Every meal here is elevated to a memorable occasion.

- Expansive glass doors opening to waterfront terrace
- Integrated dining console ideal for entertaining and buffet-style serving
- Original Verner Panton Fun chandelier – luminous mother-of-pearl discs
- Adjoining office nook with built-in wood desk · Floating metal shelving by RH

CHEF'S KITCHEN

Organized around a striking central island of Italian marble and Brazilian granite inspired by the shifting blue-green tones of the water, the kitchen is equal parts refined sophistication and functional workhorse. Custom cabinetry, fully integrated luxury appliances, and a seamless connection to the outdoor terrace make this an exceptionally welcoming heart of the home.

- Stone: Breccia Corchia (Arabescato) marble from Tuscany and Anthracite Black Satin Brazilian granite
- Custom soft close cabinetry with solid bronze pulls
- Fully integrated Monogram appliances including refrigerator/freezer, dishwasher, wine storage, induction cooktop, double wall oven, microwave drawer, and blackened steel wrapped hood
- Brizo Litze SmartTouch pull-down kitchen faucet, pot filler, and soap dispenser · polished nickel
- Kohler Poise undermount single-bowl kitchen sink
- Counter seating for four
- Adjoining pantry concealed behind minimalist door · Kohler Poise double-bowl sink · Brizo Litze bridge faucet · Breccia Corchia marble countertop · Floating metal shelving by RH · Laundry facilities

GUEST SUITE

Adjacent to the kitchen, a large room with ensuite bath and walk-in closet on the first floor can serve as guest quarters, overlooking the spa and bay beyond.

- Large sliding door with artisan crafted bronze and steel door pulls · Architectural exposed concrete wall · Steel wrapped large window portal looking toward the bay · Walk-in closet · Cove lighting · Generous sitting area · Serge Mouille style light fixture · Automatic Lutron privacy shade · RH floating metal shelving
- Ensuite Guest bath: Custom vanity with Soapstone counter · Hand-crafted stone vessel sink · Brizo Litze polished nickel faucet · Grey Foussana Marble flooring · Brizo Litze thermostatic shower · Kohler toilet with bidet · Farrow & Ball paint · RH floating metal mirror and sconces · Brizo Litze polished nickel towel bars and tissue holder

MEDIA ROOM / EXECUTIVE OFFICE AND ENTRY BATH

Connected to a covered outdoor living area, the space offers exceptional flexibility — equally suited as media lounge, or private executive home office, while maintaining a strong connection to the surrounding landscape.

- Connected to covered outdoor living area with beautifully landscaped views
- Floating metal shelving by RH
- Ceiling fixture: Serge Mouille style Three-Arm ceiling lamp
- Built in custom storage closet from Barcelona
- Floor to ceiling views and luxury blackout drapery integrated into recessed ceiling tracks
- Entry full bath: Custom vanity with integrated sink and Brizo Litze faucet · Grey Foussana Marble floor · Kohler Veil smart toilet with heated seat and bidet · Zero-threshold walk-in shower with frameless glass divider and Brizo Litze thermostatic shower · Soft cove lighting · Farrow & Ball paint · Brizo Litze polished nickel towel bars and tissue holder · RH floating metal mirror

PRIMARY SUITE

Gracious yet intimate, the primary suite is oriented toward sweeping bay views, with floor-to-ceiling glass doors and a Juliet balcony capturing shimmering moonlight across the water, the distant lights of West Seattle, and the warmth of the rising morning sun. Accompanied by the gentle sound of waves meeting the shoreline, the space offers a deeply calming atmosphere where restorative sleep comes naturally.

- Floor-to-ceiling glass doors and frameless glass Juliet balcony oriented to sweeping bay views
- Layout accommodates additional sitting area, yoga practice, or massage table
- Luxury blackout drapery integrated into recessed ceiling tracks
- Italian Poliform Cabina Ubik walk-in wardrobe and closet with floor to ceiling mirrored doors and rich wenge finish
- Primary bedroom office area: Breccia Corchia marble desk from Tuscany · Floating metal shelving by RH
- Ceiling fixture: Serge Mouille style Three-Arm ceiling lamp

PRIMARY BATH

Designed as a private spa retreat, the primary bathroom blends refined contemporary finishes with tranquil waterfront views. Expansive floor-to-ceiling glass fills the space with natural light, while automated shades provide privacy at the touch of a button — an everyday sanctuary designed for comfort, beauty, and restoration.

- Luxury freestanding soaking tub in stone resin by Neptune with Brizo Litze freestanding tub filler
- Custom double vanity: Cenya Blue Limestone honed countertop · Carrara marble double sink · Brizo Litze Faucets in polished nickel
- Carrara marble walls and Carrara marble hexagon mosaic flooring throughout
- Brizo Litze thermostatic shower system with additional 8-inch rain shower
- Kohler Veil wall-hung smart toilet with heated seat, integrated bidet and dual flush
- Automated Lutron privacy shades
- Heated floor
- RH Floating metal mirror and sconces

ADDITIONAL UPPER BEDROOMS & BATH

Adjacent to the primary suite, two generously sized bedrooms overlook the bay through operable casement windows. Full-height couture draperies by Kravet in crushed velvet and linen, paired with warm dimmable lighting, transform the atmosphere in the evening into one that is intimate and deeply restorative. A bespoke Lindsey Adelman sconce — a delicate composition of handblown glass and knotted rope inspired by the ocean — marks the connecting hallway.

- Two generously sized bedrooms with bay views · Custom blackout drapery · Built in custom wardrobes from Barcelona
- Hallway: Lindsey Adelman sconce— handblown glass and knotted rope · Frameless glass balustrade · Linen closet
- Shared upper bath: Custom vanity with Absolute Black Papyrus countertop and hand-crafted stone vessel sink · Brizo Litze polished nickel faucet · Flamed Black Slate flooring · Nero Marquina Black Marble Mosaic shower tile · Brizo Litze thermostatic shower · Kohler toilet with bidet · RH floating metal mirror and sconces · Brizo Litze polished nickel towel bars, robe hook, and tissue holder · View toward Restoration Point

ARCHITECTURAL DETAILING AND MATERIALS

Contemporary floor to ceiling doors imported from Spain provide gallery like proportions throughout the home. Artisan built steel and bronze door pulls crafted with sculptural precision reflect the home's deep attention to materiality and detail.

- Floor-to-ceiling interior doors imported from Spain
- Artisan built steel and bronze sliding door pulls and Solid bronze cabinet pulls throughout
- Minimal architectural reveals and discreet linear slot diffusers
- RH metal floating mirrors and shelving
- Farrow & Ball interior paint
- Hot-rolled and waxed blackened steel
- DuChateau engineered wide-plank white oak
- New Pearl honed large format Limestone by Rhodes Architectural Stone – entry and exterior
- Natural stone per room as detailed in sections above
- Ipe wood at upper deck, spa surround, and trash enclosure

LIGHTING & TECHNOLOGY

The home incorporates a sophisticated smart-home infrastructure where technology is seamlessly woven into the architecture itself – enhancing comfort, ambiance, and functionality without distracting from the home's minimalist aesthetic.

- Lutron smart lighting controls throughout with warm-dimming, adding to the ambience with a dramatic candlelit quality
- Lutron automated shades – effortless privacy, solar management, and ambiance control
- Integrated Sonos audio system
- Original designer fixtures by Lindsey Adelman, Verner Panton and Serge Mouille inspired · Restoration Hardware

MECHANICAL , SYSTEMS & INFRASTRUCTURE

The home incorporates highly efficient and thoughtfully integrated systems, reflecting forward-thinking approach to modern living that balances comfort, wellness, environmental responsibility, and long-term building performance.

- Daikin Altherma air-to-water heat pump – low carbon footprint, high-efficiency year-round comfort
- Heated floors throughout the first floor and second floor primary bath— quiet, even warmth underfoot
- Separate upstairs forced-air system for responsive climate control
- Heat Recovery Ventilator (HRV) – continuously filters and exchanges air, reducing pollen, dust, and VOCs
- High-performance breathable rainscreen assembly utilizing Vaproshield system for enhanced moisture management and long-term envelope durability, calibrated for the PNW climate Robust structural system engineered for enhanced seismic performance and peace of mind
- PVC commercial-grade roofing membrane provides superior water management and energy efficiency
- Robust structural system engineered for enhanced seismic performance and peace of mind
- NuWater pressure septic system –quiet, efficient, and reliable

1800'S HISTORIC BRICK STRUCTURE

Steeped in the rich history of Port Blakely Harbor, the property was once the site of the historic Bainbridge Hotel. A rare surviving brick structure from the same late-1800s period remains on the property — one of only a small number of remaining structures connected to the area's storied maritime past. Local lore has attributed past uses ranging from an icehouse and post office to an early rehearsal space for the young band Nirvana. Today the charming building stands as a one-of-a-kind retreat – rich in history and shaped by character unlike anything else.

- Rare late-1800s historic brick structure with metal roof
- Whitewashed interior with vaulted ceiling, exposed timber rafters, sliding barn doors and metal roof
- Lighting: Restoration Hardware
- Flexible bonus space can be utilized as a home business, fitness studio, art studio, or bunkhouse
- More information can be found at the Bainbridge Island Historical Museum and in numerous publications about the island's history.

AN OVERVIEW OF BAINBRIDGE ISLAND

Bainbridge Island offers a rare balance increasingly difficult to find in the Pacific Northwest – a peaceful waterfront lifestyle immersed in nature, yet only a scenic ferry ride from downtown Seattle. A quieter, more refined coastal enclave, the island is known for its strong sense of community in a setting defined by forests, beaches, and sweeping views of the Salish Sea.

For those looking to relocate, Bainbridge offers a distinctly different rhythm of life — one centered around natural beauty, privacy, exceptional schools, outdoor recreation, and a close-knit community, while still maintaining convenient access to world-class dining, culture, technology, and international travel throughout the greater Seattle region. The island is widely recognized for its highly rated public schools, walkable village center, extensive parks and trail systems, and enduring commitment to environmental stewardship and architectural quality.

- Easy commute to the ferry; a 35 minute ride to downtown Seattle, one of the region's most scenic daily commutes.
- Highly regarded Bainbridge Island Schools, recognized among the strongest in Washington State.
- Vibrant town centered around locally owned restaurants, cafés, bakeries, wine bars, art galleries, and boutiques.
- Extensive access to parks, beaches, trails, forest preserves, kayaking, sailing, paddleboarding, and year-round recreation.
- Strong community culture with farmers markets, arts organizations, seasonal festivals, and an active civic and environmental ethic.
- Widely regarded as one of the safer and more family-oriented communities in the Puget Sound region.
- Unique combination of privacy and accessibility – offering the serenity of island living while remaining closely connected to the economic and cultural resources of the greater Seattle metropolitan area.
- Mild marine climate influenced by the Olympic rain shadow, often resulting in less rainfall than many surrounding Puget Sound communities.
- Home to a thriving design-conscious and environmentally minded community, with an exceptional concentration of artists, entrepreneurs, and professionals.



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