

Shumway Mansion

THE EASTSIDE'S FINEST HISTORIC MANSION



Cook Real Estate

David Cook

Designated Broker
229 Ballarat Avenue North
North Bend, WA 98045
425.888.7774 Office
425.888.7775 Fax
425.922.5395 Cellular
david@cookreservices.com
www.cookreservices.com

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Features

- 8 bed / 13 bath / 2 bed apartment
- Rooms maybe combined
- 3 ½ story built in 1909 / Restored 1985
- National Register of Historic Places
- Planned 2 car detached garage
- 3 Gas fireplaces
- Some appliances included
- Planned 25,024 sq.ft. lot
- 24 rooms including a ballroom
- Much, much more!



- \$1,575,000 – **OFFERED BELOW APPRAISED VALUE!!**
- MLS #26024582
- 11410 99th Place Northeast, Kirkland
- 2005 property taxes \$15,997

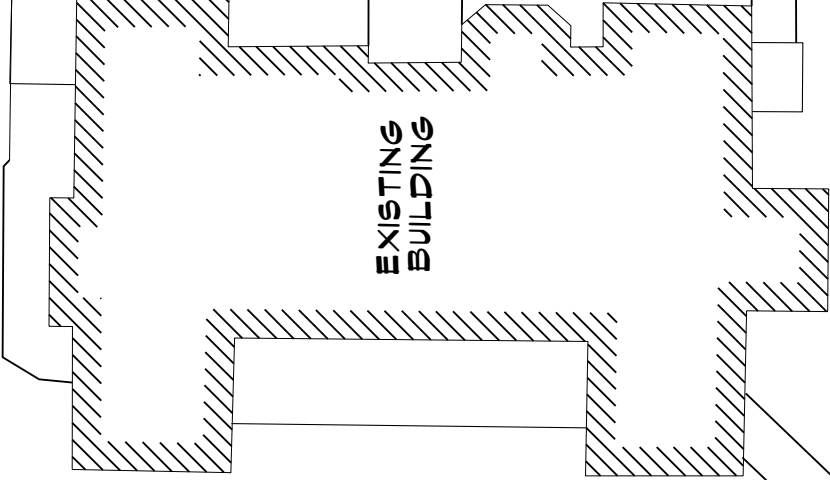
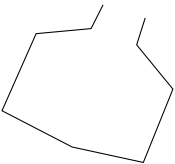
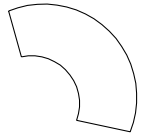
With the feel of a Southern plantation mansion, the historic 1909 Shumway Mansion is a step back into history. This award-winning home was restored in 1985 and features 24 magnificent rooms with tall, decorative ceilings, artisan woodworking, carved fireplace surrounds and craftsmanship not often seen since the turn of the century. Just a short walk to Juanita Bay on Lake Washington, Kirkland's most quintessential landmark home reflects a time when hospitality and entertaining was a way of life.

The above information is deemed reliable but is not guaranteed.

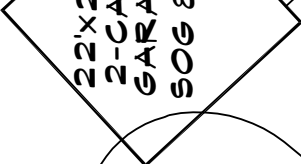


N88°40'21"W 211.54'

EN



EXISTING BUILDING



22'x12'
2-CAR
GARAGE
506 sq ft

LOT 1
25,024sf

N26°12'27"W 65.58'

N01°00'21"E 74.88'

h Ave. N.E.

N88°40'21"W 181.55'



Important Information about Shumway Mansion (the Mansion)

In 1985 the Mansion was restored to its present condition. There were many improvements done during the restoration including the following:

1. Every portion of the electrical service was installed to the, then, current electrical building codes. All new copper wiring, new plug receptacles and switches.
2. All new plumbing pipes, fixtures installed. Fresh water pipe is all copper, drains are either ABS or PVC. All new sewer pipes.
3. Heating pipes to radiators have all new copper. Heating system furnace, boiler and controls all new 1985.
4. Fireplaces(3) all constructed new masonry from ground up to top of chimney
5. Complete insulation of all outside walls and roof area. Also includes, 3 wall sound barrier between all bedrooms – includes insulation as well.
6. A 40 year roof was installed in approximately 1994/5. Included was removal of all of the old roofing and new plywood over the roof before installing the new shingles.
7. Most of the windows are double glass. Because of the historical nature of the Mansion all of the original glass was maintained where possible.
8. The Mansion has been wired for DSL/Internet.

9. The Mansion has hot water heat in the living areas and electric heat in the sleeping areas.
10. During the upcoming construction phase for the new homes, most of the blacktop driveways will be redone by the building contractor at their cost.
11. The contractor is obligated by the City of Kirkland to construct a new 2 car garage for the Mansion.
12. All of the old original wall coverings were removed. The original plaster walls were then recoated and new wall surfaces were applied.
13. Plaster ceilings were covered with 3/8" wallboard to eliminate the plaster cracks.
14. Fire alarm system was installed in 1985.
15. The lower level has a forced water sprinkler system for fire suppression.

Please note: All of the restoration efforts in 1985 were done under the City of Kirkland building permits, to 1985 building codes.

ADDENDUM/AMENDMENT TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated _____, 200____ 1
between _____ ("Buyer") 2
and The Shumway Mansion Family Limited Partnership ("Seller") 3
concerning 11410 99th Place NE, Kirkland, WA 98033 ("the Property") 4

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS: 5

- A. The following appliances are excluded from the sale: 6
1. Scotsman commercial ice maker 7
2. Raetone refrigerator 8
3. Kenmore freezer 9
4. Unidentified freezer next to Kenmore freezer (to be pointed out and identified to buyer during the 10
inspection period.) 11
5. Kirkland Signature by Whirlpool freezer 12
B. The following leased items are excluded from the sale: 13
1. Commercial dish washer 14
2. Washer and Dryer 15
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ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged. 41

AGENT (COMPANY) Cook Real Estate Services, LLC 42

BY: _____ 43

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____ 44
BUYER: _____ DATE: _____ SELLER: _____ DATE: _____ 45