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# Nordic Grove

*@ Columbia City*

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Seattle, Washington  
A Bespoke Collection of Four Scandinavian-Inspired Homes |  
Summer 2026 Delivery



C O N T E N T S

# Nordic Grove

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A T A G L A N C E

# By the Numbers

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<p><b>4</b> EXCLUSIVE HOMES</p>	<p><b>~2,000 sf</b> PER RESIDENCE</p>	<p><b>4-Star</b> BUILT GREEN</p>
<p><b>Rooftop</b> CASCADE VIEWS</p>	<p><b>Smart Lock</b> PRIVATE DELIVERY ROOM</p>	<p><b>EV</b> PARKING INCLUDED</p>



T H E V I S I O N

# A Rare Four-Home Offering

*Where Scandinavian calm meets Seattle energy*

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T H E V I S I O N

There are developments that fill a block, and then there are collections that define a moment. Nordic Grove belongs to the latter: a singular, bespoke offering of four Scandinavian-inspired residences in one of Seattle's most beloved and walkable neighborhoods, designed from first principles for those who demand something genuinely different.

Conceived by The Sunny Company Real Estate and crafted to 4-Star Built Green certification, each home at Nordic Grove is an exercise in disciplined beauty. Clean lines. Natural textures. A calming minimalist aesthetic that feels immediately restful and quietly luxurious.

With approximately 2,000 square feet of refined, light-filled living across each residence, Nordic Grove offers the ideal scale: large enough to live generously, intimate enough to feel like home. This is Columbia City at its finest, and Summer 2026 is your moment.

*"Four homes. One vision. A Scandinavian soul in the heart of  
Seattle."*



S I G N A T U R E   A M E N I T Y

# The Private Online Delivery Room

*The townhome amenity that changes everything about modern living*

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SIGNATURE AMENITY - - EXCLUSIVE  
TO NORDIC GROVE

Before the rooftop. Before the chef's kitchen. Before the Cascade Mountain views. There is one feature at Nordic Grove that every resident will use every single day, and that no other townhome in Columbia City can offer. Every residence comes with its own exclusive, private Online Package Delivery Room -- a fully dedicated, fully wired, smart-lock-secured space built into the home from the ground up.

Think about what this actually means. Your Amazon order is inside, dry, and locked when you get home. Your grocery delivery from Instacart stays cold in the refrigerator you have placed in your powered delivery room. You can order freely, travel confidently, and never wonder whether your package made it -- because it did, and it is waiting.

<b>LOCK</b>	<b>Smart Lock Entry</b> Each delivery room is secured with a smart lock (Ultraloq U-Bolt Pro). Share one-time or recurring access codes with carriers for seamless drop-off. Control all codes from your phone -- rotate or revoke at any time.
<b>POWER</b>	<b>Wired with Power &amp; Full Lighting</b> Every delivery room is fully wired with dedicated electrical outlets and overhead lighting. A complete, functional receiving space -- not a dark closet.
<b>COLD</b>	<b>Refrigerator-Ready for Grocery Deliveries</b> Dedicated power and space sized for a full-size or compact refrigerator. Cold grocery deliveries from Instacart and Amazon Fresh stay perfectly chilled until you collect them, whether you are home or not.
<b>DRY</b>	<b>Never Lose a Package to Rain or Theft Again</b> Seattle rain and porch pirates are no match for Nordic Grove. Every delivery arrives inside, dry, locked, and waiting. Securely. Every time.
<b>PKG</b>	<b>Works with Every Major Carrier</b> Amazon, UPS, FedEx, USPS, Instacart, DoorDash, Uber Eats -- every service works seamlessly with your private delivery room.

*"No more rain-soaked boxes. No more porch pirates. No more missed deliveries. Just a smarter way to live, every single day."*

The delivery room is wired with full electrical power and overhead lighting -- a true receiving space. The Ultraloq U-Bolt Pro smart lock accepts access codes you control and can rotate at any time. With space and power for a refrigerator, cold grocery deliveries stay perfectly chilled whether you are home or not.



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ARCHITECTURE & DESIGN

# Crafted with Intention

*Nordic form. Enduring Seattle substance.*

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ARCHITECTURE & DESIGN

The design language of Nordic Grove draws from the great Scandinavian tradition of building with nature, not against it. Expansive black-accent Triple Pane windows frame views with precision, flooding every room with natural light while delivering outstanding thermal performance. Warm wood accents ground each residence in organic warmth.

Open-concept layouts allow light and air to move freely through each home. Vaulted ceilings on the upper floors lend each residence a volume and grandeur that its footprint alone cannot explain. Outside, clean geometric massing, premium materials, and a restrained palette that belongs in this landscape without trying too hard.

*"Clean lines, natural textures, and a calming minimalist aesthetic.  
Nordic Grove lives as beautifully as it looks."*



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W I N D O W S & G L A Z I N G

# Engineered for Clarity & Comfort

*Triple pane precision. European elegance. Thermal mastery.*

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WINDOWS & GLAZING

Every residence at Nordic Grove is fitted with fully operable, European-style triple pane windows finished in sleek matte black — a specification more commonly found in high-performance Scandinavian and German construction than in American townhome development. These windows are not an aesthetic upgrade. They are an engineering decision that changes how the home performs, feels, and sounds every single day.

The matte black aluminum frames deliver a bold, architectural presence that anchors the exterior palette and echoes the matte black fixtures, hardware, and lighting found throughout the interior. Fully operable European-style casement and tilt-turn operation allows each window to open wide for maximum ventilation, or tilt inward at the top for controlled airflow without compromising security — a functional refinement that elevates daily living in every season.

**THE BENEFITS OF TRIPLE PANE GLAZING**

**Superior Thermal Insulation.** Three panes of glass separated by two insulating argon gas-filled chambers deliver dramatically lower U-values than double pane alternatives. The result is a window that holds heat inside in winter and blocks solar gain in summer — reducing the demand on your Bosch mini-split system and cutting heating and cooling costs year-round.

**Near-Silent Acoustics.** Triple pane construction provides exceptional acoustic dampening — significantly reducing street noise, traffic, and urban ambient sound. Columbia City is vibrant. Inside Nordic Grove, it is quiet.

**No Cold Drafts at the Glass.** Single and double pane windows create cold convective currents along the glass surface in winter. Triple pane windows eliminate this entirely — the interior glass surface stays near room temperature, so every part of your living space remains genuinely comfortable right up to the window frame.

**Condensation Resistance.** The warm inner glass surface of a triple pane unit dramatically reduces interior condensation — protecting your window frames, sills, and interior finishes from moisture damage over time.

**Enhanced Security.** Three panes of glass and robust European multi-point locking hardware make these windows significantly more resistant to forced entry than standard residential glazing.

**4-Star Built Green Alignment.** Triple pane glazing is a key contributor to Nordic Grove's 4-Star Built Green certification — reducing energy demand, improving envelope performance, and supporting the measurable sustainability standards that define this home.

*“Three panes. Black frames. Fully operable. The window specification that most Seattle townhomes simply cannot match.”*



INTERIOR LIVING

# Spaces That Elevate Every Day

*Function and beauty, in perfect Scandinavian proportion*

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I N T E R I O R L I V I N G

At the heart of each home is a chef-inspired kitchen featuring Daltile Outer Banks quartz countertops, Abodian straightway oak and New Grey cabinetry, and a complete KitchenAid appliance suite with induction range, counter-depth refrigerator, and 41 dBA dishwasher. Grohe Concetto matte black fixtures throughout deliver a spa-quality finish to every faucet and shower.

Generous bedrooms are complemented by dedicated Flex Space -- rooms that adapt to modern life. Spa-like bathrooms with SPA color tile, Grohe Tempesta rain shower heads, and warm materials transform daily routines into something close to a ritual.



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THE PRIMARY SUITE & UPPER  
FLOORS

# Rest. Restore. Retreat.

*A private world, elevated*

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THE PRIMARY SUITE & UPPER  
FLOORS

The upper floors of each Nordic Grove residence are designed with singular intention: a private world worthy of the life being lived below. Dedicated laundry on the top floor allows the upper levels to function as a true sanctuary. The primary suite flows to a walk-out deck that captures morning light, while an additional study provides dedicated space for focused work or creative thought. With vaulted ceilings amplifying every square foot, the upper floors truly live large.



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O U T D O O R L I V I N G

# The Sky Is Part of the Home

*Rooftop retreats with sweeping Cascade Mountain views*

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O U T D O O R L I V I N G

Each residence at Nordic Grove offers a private rooftop deck finished with modular artificial grass tiles -- pet-safe, low maintenance, year-round green -- with sweeping Cascade Mountain views that transform a simple evening outdoors into an experience. The rooftop is your communal sky retreat -- but it is far from the only outdoor space.

Every primary suite opens directly onto its own private walk-out deck -- a sheltered, personal connection to the outdoors distinct from the shared rooftop above. Step outside with your morning coffee without leaving your floor. For the front-facing residences, the experience extends further still: a private backyard at grade level, a rare find in Columbia City townhome living, offering a dedicated outdoor space for pets, gardening, entertaining, or simply unwinding at ground level.



**JW** ARCHITECTS

4513 34TH AVE S

Renderings

10/03/2024

Scale:

*"Sweeping Cascade Mountain views, a private rooftop retreat, and the outdoors woven into every level of the home."*



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THE NEIGHBORHOOD

# Columbia City

*Seattle's most vibrant and walkable urban village*

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THE NEIGHBORHOOD

Columbia City is one of Seattle's most beloved neighborhoods -- independent restaurants, local cafes, and a genuinely diverse and engaged community create an atmosphere that feels both rooted and alive. With a Walk Score of 90, Nordic Grove places you at the center of all of it. PCC Community Markets, the Columbia City light rail station, acclaimed dining on Rainier Avenue, parks, and the kind of independently-owned businesses that define a real neighborhood, all steps from your front door.

NEIGHBORHOOD HIGHLIGHTS

- \* Walk Score of 90 -- cafes, restaurants, and parks steps away
- \* PCC Community Markets within walking distance
- \* Columbia City Light Rail -- Link Light Rail to downtown Seattle and SeaTac
- \* Acclaimed dining and independent businesses along Rainier Avenue
- \* Active, engaged, and genuinely diverse community
- \* Quick access to I-90 and the greater Eastside



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S U S T A I N A B I L I T Y

# Built for the Future

*4-Star Built Green Certified*

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S U S T A I N A B I L I T Y

Nordic Grove is crafted to 4-Star Built Green certification. Bosch Climate 5000 ductless mini-split HVAC -- up to 25 SEER2, no ductwork, 10-year parts warranty -- delivers exceptional year-round efficiency. Triple Pane windows ensure outstanding thermal performance. EV Parking is included with each residence.

A E R O B A R R I E R E N V E L O P E S E A L I N G -- A N E W  
S T A N D A R D I N A I R T I G H T N E S S

Nordic Grove goes beyond standard construction with AeroBarrier -- the most advanced air sealing technology available in new residential construction today. During the build process, an aerosolized, water-based acrylic sealant is pressurized throughout the entire home envelope. Guided by air pressure, the sealant automatically finds and permanently seals every gap, crack, and penetration -- no matter how small or hard to reach -- from the inside out.

The result is a building envelope that is measurably, verifiably tighter than any hand-sealed home on the market. The process is computer-monitored in real time, with blower door scores tracked continuously until the target air tightness is locked in. AeroBarrier is rated to last 50+ years and supports Built Green 4-Star, ENERGY STAR, and IECC compliance -- all with guaranteed, documented results.

<p><b>Up to 40%</b> REDUCTION IN HEATING &amp; COOLING COSTS</p>	<p><b>50+ Years</b> RATED SEALANT LONGEVITY</p>	<p><b>Guaranteed</b> BLOWER DOOR PASS -- CERTIFIED &amp; DOCUMENTED</p>
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Inside Nordic Grove, AeroBarrier means no drafts. No cold spots. No uneven temperatures between floors. No outdoor allergens, smoke, or moisture seeping through hidden gaps. A home that stays exactly as comfortable in January as it does in July -- quietly, efficiently, and without the HVAC working overtime to compensate for leaks that should never have existed.

*"Crafted to 4-Star Built Green. AeroBarrier sealed. Measurably tighter, verifiably better -- for 50 years."*



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FINISHES & SPECIFICATIONS

# Every Detail. Selected.

*Premium specifications across all 10 systems*

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FINISHES & SPECIFICATIONS

<p><b>01</b> C O U N T E R T O P S</p>	<p>Daltile ONE Quartz -- Outer Banks   3CM (1.25") premium slab   Warm white with gold &amp; taupe veining   Non-porous, stain-resistant   Applied to kitchen island, perimeter, and all bath vanities</p>
<p><b>02</b> F L O O R I N G</p>	<p>Natura Montreux Oak Waterproof Wood Laminate warm oak-tone wood-look plank   Entry, living room, kitchen &amp; entire primary/top floor   Amalfi Athens 2440 Premium Berber Carpet -- secondary bedrooms only</p>
<p><b>03</b> C A B I N E T R Y</p>	<p>Abodian frameless European cabinetry   straightway oak laminate primary finish with New Grey accent panels   Handleless profile with integrated reveal   Tile: 3x12 SPA color vertical stack -- bath floor-to-ceiling + kitchen backsplash</p>
<p><b>04</b> L I G H T I N G</p>	<p>Maxim LED Ceiling -- Matte Black (5" hallways/baths, 9" living/bedrooms)   SOLFART 24" 5CCT Vanity Bar -- dimmable 2900K-6200K, matte black aluminum, moisture-proof</p>
<p><b>05</b> P L U M B I N G</p>	<p>Grohe Concetto family -- Matte Black throughout   Pull-down kitchen faucet + single-hole bath faucets   Grohe Tempesta 210 rain shower head   Niagara Stealth dual-flush toilets   AO Smith HPTS-65 Tier 3 Hybrid Heat Pump water heater</p>
<p><b>06</b> A P P L I A N C E S</p>	<p>KitchenAid full suite -- PrintShield stainless   30" 4-element induction range w/ air fry   36" counter-depth French door refrigerator   41 dBA dishwasher   Whirlpool 36" wall mount range hood</p>
<p><b>07</b> S M A R T H O M E</p>	<p>Kwikset Halo Wi-Fi smart lock -- front door (touchscreen, Alexa/Google, no hub)   Ultraloq U-Bolt Pro Wi-Fi -- delivery/side access (AI fingerprint, 8-in-1, geofence auto-lock, IP65)</p>
<p><b>08</b> O U T D O O R</p>	<p>artificial grass deck tiles -- rooftop deck + backyard pet area   Pet-safe, low maintenance, year-round green, modular snap tiles</p>
<p><b>09</b> C L O S E T S</p>	<p>Easy Track Modular Closet Organizer (OK1460) -- track-based modular system, configuration per unit layout</p>
<p><b>010</b> H V A C</p>	<p>Bosch Climate 5000 ductless mini-split   4-zone multi-split per home   Up to 25 SEER2   Wall-mounted air handlers   No ductwork   10-year parts warranty   Low ambient to -22 degrees F</p>



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FULL FEATURE LIST

**Everything. Considered.**

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FULL FEATURE LIST

**SIGNATURE AMENITY -- PRIVATE ONLINE DELIVERY ROOM**

- \* Exclusive private Online Package Delivery Room -- one per residence
- \* Ultraloq U-Bolt Pro smart lock -- AI fingerprint, 8-in-1, geofence, IP65 weatherproof
- \* Wired with dedicated electrical power and full overhead lighting
- \* Refrigerator-ready -- cold grocery deliveries stay chilled (Instacart, Amazon Fresh)
- \* Works with all major carriers and food delivery services
- \* 100% weatherproof and theft-proof -- never lose a package again

**FINISHES & FIXTURES**

- \* Daltile ONE Quartz Outer Banks countertops -- 3CM premium, warm white with gold veining
- \* Natura Montreux Oak Wood Laminate flooring + Amalfi Athens 2440 Berber carpet (bedrooms)
- \* Abodian frameless European cabinetry -- straightway oak + New Grey accents
- \* 3x12 SPA color vertical stack tile -- bath + kitchen backsplash
- \* Maxim Matte Black LED ceiling fixtures + SOLFART 5CCT dimmable vanity bars
- \* Grohe Concetto Matte Black faucets + Tempesta 210 rain shower heads throughout
- \* Niagara Stealth dual-flush toilets + AO Smith Tier 3 hybrid heat pump water heater
- \* KitchenAid full appliance suite -- induction range, French door fridge, dishwasher, Whirlpool hood

**SMART HOME & SECURITY**

- \* Kwikset Halo Wi-Fi smart lock -- front door (touchscreen, Alexa, Google, no hub required)
- \* Ultraloq U-Bolt Pro -- delivery/side access (AI fingerprint unlocks in 0.3 sec)

**STRUCTURE & SYSTEMS**

- \* Approximately 2,000 heated square feet per residence
- \* 4-Star Built Green certified construction
- \* AeroBarrier envelope sealing -- computer-controlled, blower door certified, 50+ year rated
- \* Up to 40% reduction in heating & cooling costs vs. standard construction
- \* No drafts, no cold spots, no outdoor allergens or moisture infiltration
- \* Bosch Climate 5000 ductless mini-split HVAC -- up to 25 SEER2, 4-zone per home
- \* Triple Pane black-accent windows for superior thermal performance
- \* Vaulted ceilings on upper floors
- \* Easy Track modular closet systems
- \* IKEA RUNNEN artificial grass -- rooftop deck + backyard pet area

- \* EV Parking included
- \* New construction -- no deferred maintenance

**L O C A T I O N**

- \* 4513 34th Ave S, Seattle, WA 98118 -- Columbia City
- \* Walk Score 90 -- PCC Markets, light rail, dining, and parks steps away



THE OPPORTUNITY

# A Rare Offering. A Timeless Address.

*Summer 2026*

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T H E O P P O R T U N I T Y

Collections like Nordic Grove do not come to market often. Four homes. One vision. A Scandinavian design ethos executed with precision and care, with every finish, fixture, and system selected to deliver a living experience unlike anything else in Columbia City.

Above you, a rooftop deck opens toward the Cascades. Around you, one of Seattle's most vibrant neighborhoods. Beneath you, a home built with intention, sustainability, and the details that make all the difference -- including the private delivery room that makes modern life work the way it should.

*"Nordic Grove. Four homes. One summer. Do not miss it."*



T H E S U N N Y C O M P A N Y R E A L E S T A T E  
Columbia City | Seattle, Washington