

4223 49TH AVENUE SOUTH - \$295,000



An amazing value for this location: a sweet pre-war bungalow in a great neighborhood close to Lake Washington. There are two bedrooms on the main floor, along with a living room with wood-burning fireplace, and a cheerful kitchen. The gleaming hardwood floors have recently been refinished. The generous basement has a tiled floor, lots of space for laundry, workshop or storage, an extra finished room, a half bath and access to the good-sized garage. The roof, siding and windows have all been upgraded. Sited high above the street for privacy, with spacious front and back yards for play and gardening space.

Move in as is, or upgrade to suit your taste: this buy-it-now price reflects the home's nice-but-not-perfect condition.

- | | |
|--------------------------------|--|
| ◆ Style.....Bungalow | ◆ Square footage.....1370, plus garage |
| ◆ Year Built.....1941 | ◆ Lot size.....5600sf |
| ◆ Bedrooms.....Two-plus | ◆ Garage.....290sf, basement |
| ◆ Baths.....One full, one half | ◆ Property Taxes.....\$3434 (2011) |
| ◆ Heat.....Oil/Forced Air | |

Dori Brashear

Dorib@windermere.com
206.240.9092

and

Al Johnson

AlJohnson@windermere.com
206.595.6000

