

MOUNT BAKER 1922 CHARMER



2532 31st Avenue South

\$429,950

Want to know more?
call your agent, or contact the listing brokers:

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Windermere
REAL ESTATE



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Built in 1922, this charming home has been extensively redone and is ready for new owners. High ceilings, French doors and abundant windows let in lots of natural light. The formal living and dining rooms showcase period trim and molding, gleaming hardwood floors, and a beautiful art-tile fireplace. The roomy kitchen has access to the outdoors, as does one of the two main floor bedrooms. The full bath is tiled.

Upstairs is a skylit, wood-paneled room: office? studio? potential bedroom? and a large unfinished attic space for storage or future expansion. The home has been freshly painted, with upgraded electrical service, storm windows, earthquake retrofitting, a newer roof, LeafGuard gutters and a brand-new sewer line.

The great outside spaces include decks front and rear, a fenced yard, an old detached garage for storage, and a long driveway for off-street parking. The #14 bus is right out front, and the new Mount Baker light rail station is a short walk to the west; a few blocks to the east is the Mount Baker Park and playfield, and access to the Lake Washington shoreline.

Particulars

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|--------------------------|---------------------------------------|--------------------------------------|
| ◆ AgeBuilt in 1922 | ◆ Extra finished room.....upper level | ◆ House size1330 sf + basement |
| ◆ BedroomsTwo | ◆ HeatGas forced air | ◆ Lot size5000 sf KCA |
| ◆ BathsOne full | ◆ Basementunfinished | ◆ Property Taxes\$4124 (2010) |