

Benjamin Chotzen

Gerrard Beattie & Knapp LLC Residential & Commercial Real Estate



\$579,000 2513 Minor Ave East

Beautiful warm and contemporary home just one block from Lake Union—shake and shingle exterior providing a spacious feel throughout.

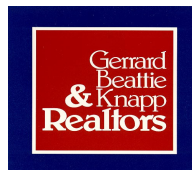
Upper Level: Enjoy vaulted ceilings, a gas fireplace and track lighting with Italian fixtures in the living room, a deck with views of Lake Union, and the Space Needle. The kitchen with a gas stove, granite counters, an eat-in countertop, opens to the living room. The upper level also has a full bathroom, a bedroom and hardwood floors throughout.

Middle Level: The master suite is on the middle level, with a spacious three-quarter bathroom and a walk-in closet in the bedroom.

Lower level: The third bedroom and a full bathroom, along with the wine cellar are on the lower level.

The home has a one-car garage and additional off-street parking for two more cars. High-end speakers are built in throughout and a security system. Outside you will enjoy the lovely rear yard with an automated drip system and a natural gas outlet. Easy access to I-5. Walk to South Lake Union, downtown and the U-District and fine dining. Great views of the fireworks on 4th of July too!

Bedrooms: 3
Bathrooms: 2.75
Sq. Ft.: 2,090 includes garage
Built: 1994
Heat: Natural Gas
Roof: Composition
Garage: 1-car attached.
Plus off-street spaces
Lot Size: 4744 SF
Floors: Carpet, Tile, hardwood
Taxes: \$3547('08)



Benjamin Chotzen,
Associate Broker
benjaminchotzen@yahoo.com
cell: 206.948.3208
office : 206.322.8940
fax: 206.328.4716
1313 E. Pine Street
Seattle, WA 98122