

# Benjamin Chotzen

Gerrard Beattie & Knapp LLC Residential & Commercial Real Estate

## Central District

### 315 20th Avenue, Seattle, WA 98122



You will be pleasantly surprised throughout this wonderful contemporary home that has been thoughtfully renovated from top to bottom.

**Top Level:** Gorgeous master suite with territorial views includes a walk-in closet, separate tiled shower, jetted tub, concrete counters, heated floors under the bathroom tile and a skylight, the large second bedroom with private deck adjoins the second full bathroom (for potential second suite), and the third bedroom.



**Main Level:** Beautiful kitchen with granite counters, cherry cabinets, 6 burner gas range, warming drawer, all stainless steel appliances, Miele dishwasher, pantry with wine fridge, large dining room with gas fireplace, large deck off of the dining room, living room with deck over the rear yard, counter top in kitchen makes it great for everyday living and entertaining, tiger wood floors throughout the main level.



**Lower Level:** Laundry area, 4th bedroom or office, full bathroom, media/entertainment room with home theatre that has French doors leading to the rear yard. This level has great M-I-L potential, too.

**Garage:** Oversized one car garage attached, room for storage and work space, plus 120 sf of storage space easily accessible above the garage.



**Yard:** Level rear yard and patio, great for gardening and includes a storage shed. Large hot tub is negotiable. Gas hookup for BBQ grill.

**Home Features:** Whole house audio system, Cat 5 high-tech cabling, on demand hot water system throughout, security system, central A/C. Walk to Seattle University and half a block to the bus, very convenient to downtown, I-5, and I-90!

## \$619,500

Bedrooms: 4  
Bathrooms: 3.5  
Sq. Ft.: 2560\*  
Heat: Natural Gas, forced air  
Roof: Composition  
Fireplace: 1 (gas)  
Floors: Tigerwood on main  
Parking: Garage 1 car  
Lot Size: 5004 SF\*  
Taxes: \$4646 ('09)  
Year Built: 1999  
Renovated: 2007

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