

Admiral

4000 SW Hanford Street



Sellers agree to pay \$8,000 toward Buyer's allowable closing costs or prepaid items!

\$429,500

Bedrooms: 4
Bathrooms: 1.75
Sq. Ft.: 1,740 sf
Built: 1942
Heat: Natural Gas
Roof: Composition
Parking: Off street.
Lot Size: 4,816 sf
Floors: Hardwood
Taxes: \$3,031 (2010)



This fabulous West Seattle home includes four bedrooms, 1.75 bathrooms, features hardwood floors on the main, a wood burning fireplace in the living room, Southern exposure for great light, kitchen overlooking the rear yard, a dining area, and a tiled full bathroom. The lower level has the third bedroom, the fourth bedroom that could also be a large recreation room, a three-quarters bathroom, the laundry area and a finished storage room.



The home has plenty of off-street parking in the driveway, the garage has been converted to a work shop and storage area but it would be quite easy to convert back to a garage space again. The rear yard has a great play house, and the yard is spacious and level. Walking distance to PCC, West Seattle High School and the Admiral District. Located within the Lafayette Elementary School boundary.



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



**See additional photos at:
BenjaminChotzen.com**



Benjamin Chotzen (206) 948-3208
Gerrard Beattie & Knapp LLC, Residential and Commercial Real Estate