



Columbia City

\$495,000

5009 - 44th Avenue South

This charming craftsman bungalow was built in 1908 and has been thoroughly updated. A sweet front porch, tall ceilings on the main level, with two bedrooms, fir floors in the living room, dining room and bedrooms. A gas stove in the living room. The remodeled bathroom has a tile tub surround and concrete flooring.

The kitchen was completely remodeled in 2013 with beautiful CaesarStone counters, stainless steel appliances, an island countertop, cork floors and French doors to a lovely covered back deck, that leads to the rear yard and more uncovered deck space. The lower level includes a family room, a ¾ bathroom that was added in 2013, the laundry area and extra storage.

The extensively landscaped yard includes fruit trees and garden beds, is on two city lots and gets great light, making it ideal for gardening or just enjoying the sunshine. Plenty of off-street parking in the new driveway. Updated electrical and plumbing systems, a new layer of roofing in 2007, newer furnace, drywall, insulation, siding, windows, lighting fixtures and appliances.

Wonderfully located on a quiet street, 2 blocks from Orca School, 4 blocks from the Columbia City commercial district, walking distance to the light rail station, to the Seward Park commercial district and close to Lake Washington!



Home At a Glance:

- 1,390 SF
- 2 Bedrooms
- 1.75 Bathrooms
- Heat - Gas, Forced Air
- MLS#750932
- Roof - Composition
- Year Built: 1908
- Taxes: \$4,193 (2015)
- Lot Size: 5,949 SF

For more information or tour contact:
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