

Benjamin Chotzen

Gerrard Beattie & Knapp LLC Residential & Commercial Real Estate

6547 54th Avenue South Seward Park



Gorgeous craftsman home with exquisite quality throughout, built just one year ago, with fabulous Mt. Rainier and Lake Washington views! Nicely situated above the large yard, with great southern exposure. Nearly no traffic on a quiet lane just 4 blocks from Lake Washington.

The main floor has an open floor plan making it comfortable and ideal for entertaining.



The kitchen has stainless steel appliances, including the 5 burner Bertazzoni gas range, a walk-in pantry, a prep sink, and an eat-in counter top, with unpolished granite counters and two tone wood cabinets. The main floor also includes the den/office, the dining area, the family room, the living room and the powder room, with a large wraparound deck overlooking the yard.



The upstairs has 4 bedrooms, all with views, 2 bathrooms, and a laundry room. The master suite with a walk-in closet and a wonderful bathroom that includes travertine flooring that is heated, double sink, walk-in shower with a pebble floor and a large soaker tub.

The lower level has a city approved accessory dwelling unit (ADU) that has recently rented for \$1,000 per month. The ADU has its own kitchen and could also be a great M-I-L, nanny's quarters or a large rec. room. The fifth bedroom, a three-quarter bathroom, the second laundry room and the two-car garage are also on the lower level.



The yard is incredible, large and level with a garden and fruit trees, making it ideal for gardening, playing and relaxing. The garden shed has power for a workshop area and could be

finished into a nice studio space. There is abundant storage (8' x 28') under the deck that also has power and light. In addition to the 2-car garage, there is off street parking for 3-4 more cars.



\$899,000

Bedrooms: 5
Bathrooms: 3.25
Sq. Ft.: 3800
(includes 400 unfinished in garage)*
Heat: Gas, forced air
Roof: Composition
Lot Size: 9804 SF*
Taxes: \$7940 ('11)
Year Built: 2008

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See Photos At
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Buyer should verify any interest of concern to buyer's satisfaction. Sellers, listing agent and Gerrard Beattie & Knapp LLC make no warranties of any kind, either expressed or implied.

Amenities at 6547 54th Avenue South

Skylights

Office has built-in cabinets with granite tops
Living room with built-in bookcase and built-in window seat
In ceiling sound, 4 zones and 5.1 surround in Den
Powder room w/ large custom travertine sink and antique cabinet
Gas fireplaces on the main and lower levels
Wraparound partially covered waterproof deck
Gas Bar-B-que
In wall vacuum system
In ceiling sound system (4 zones)
Heated floor in master bathroom
Wide plank oak flooring on the main
Custom window coverings
36" Italian Bertazzoni gas range w/ stainless hood
Unpolished granite counters and backsplash in kitchen
Convection microwave
Pantry closet
French door refrigerator
Instant hot water
Two gas furnaces
Recirculating hot water
Water purifier
Permitted Accessory Dwelling Unit with a second kitchen and laundry
Cork floors in ADU
12 x 18 detached garden shed with barn doors, skylight & windows
Security system
Fully fenced yard
Extra storage 8 x 28 under part of the deck
Cat 5 high tech wiring
Block to bus line
4 blocks to Lake Washington and Martha Washington Park
2-car garage and additional off-street parking