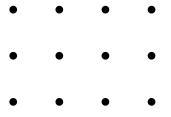


# 945 17th Avenue East - Capitol Hill

4 BD | 3.5 BA | 4,250 sf | 9,000 sf lot size | Built in 1905 | Asking \$3,250,000



Beautiful 1905 classic on a quiet street in the heart of Capitol Hill. This elegant home sits on a 9,000 sf lot with well-manicured grounds. Charm filled with crystal light fixtures, pocket doors, and divided light windows. A large front porch is perfect for afternoon tea. Spacious entry, formal living and dining rooms, large family room, and the kitchen and eating nook w/ French doors to the wonderful backyard are ideal for entertaining. Four bedrooms and two bathrooms on the second floor, including the primary suite. Third floor apartment is ideal for guests, studio space, office, or rental. Full, unfinished basement for expansion potential. Detached 2-car garage on the alley. Fantastic location near parks, schools, and cafes.



**Benjamin Chotzen**

Managing Broker  
206.948.3208  
benjamin.chotzen@compass.com

**COMPASS**

