



MADRONA

\$605,000

1113 - 30th Avenue

Charming 1921 gabled bungalow with craftsman touches and modern updates throughout. A spacious, beautifully finished backyard cottage with bath and kitchenette expands the living space as a retreat, office or guesthouse. The home is on a quiet, non-thru street, and sits on lovely grounds with a spacious, terraced rear yard. The kitchen area on the main floor has a gas stove, self-cleaning electric oven, super-quiet dishwasher, and under-counter washer and dryer, as well as a sunny breakfast area that overlooks the rear yard. Other main floor features include gorgeous fir floors in the living and dining rooms, large custom ceiling-lights in both rooms, a small office, and a full bathroom with jetted tub. The second floor, all finished in rich, wood tones, includes the large master suite with window benches fitted with storage drawers, vaulted ceilings, clerestory window, and a lovely view, plus a charming second bedroom. The master bathroom features a vaulted ceiling, skylight, and large, tiled shower stall with two shower heads. There is a hidden, locked safe in the house (location and combination to be revealed to buyers). The unfinished full basement provides great storage space. Wiring and plumbing have been updated, and the house has been retrofitted for seismic protection. Great in-city location, short walk to the shops in Madrona, and three bus lines within a few blocks too!



- 2,088 sf per appraisal, includes 672 sf unfinished bsmt
- Additional 281 sf in backyard cottage with 3/4 bath
- Lot size: 5,500 sf per KCR
- 2 Bedrooms
- 1.75 Bath
- Heat - Gas
- Roof - Composition
- Year Built: 1921
- Taxes: \$5,678 (2014)
- MLS#627916

For more information or tour contact:
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Buyers 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.

