

Benjamin Chotzen

Gerrard Beattie & Knapp LLC Residential & Commercial Real Estate

12258 2nd Avenue NW Urban Idyll in Broadview



Mediterranean-style brick home in tranquil location with easy connection to downtown. Parks, library and beaches within walking distance.



Sunlit kitchen with a dining area overlooks established herb and vegetable garden. Remodeled kitchen has loads of cabinets, granite countertops, gas stove with continental hood. Formal dining room adjacent to the kitchen. Generous living room with wood burning fireplace, faux finished walls in soft colors, French doors open out onto stone steps leading to the spacious backyard which offers a quiet spot for morning coffee or entertaining. The whole first floor is warm and open, fostering a sense of balance and connectedness.



Two bedrooms upstairs with closet space and full bathroom.



Lower level with office, laundry and a third toilet, plus workshop that could be renovated for a fourth bedroom. Two car garage on alley. An amazing yard, perfect for family gatherings or children's play area.



\$495,000

Bedrooms: 3

Bathrooms: 1.75

Sq. Ft.: 2,300
(includes 300 unfinished)

Heat: Gas, forced air

Roof: Tile

Lot Size: 7723 SF*

Taxes: \$3656 ('09)

Year Built: 1937

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