

# Madrona

## 1524 35th Ave.



Charm filled Madrona Craftsman home, thoughtfully designed for today's casual lifestyles with top of the line period details that provide character throughout the open floor plan.

### \$1,399,000

Bedrooms: 4

Bathrooms: 3.5

Sq. Ft.: 3,170 sf

Built: 2000

Heat: Forced air, gas

Roof: Composition

Parking: 2 car garage

Lot Size: 5,017 sf

Floors: Hardwood/tile/carpet

Taxes: \$9,495 (10')



The main level features a gourmet kitchen with solid stone counters, breakfast room with gorgeous Ann Sacks mosaic tile flooring, dining room with double doors to an outdoor balcony, living room with gas fireplace, office/den, powder room and a spacious front porch.

The top level includes a luxurious master suite with a deck offering lake and mountain views, in-suite bathroom and walk-in closet, two spacious bedrooms, and another full bathroom, laundry area and office/library with Juliet balcony.



The lower level includes an entertainment/recreation room, fourth bedroom, third full bathroom, and utility room which offers great storage space and laundry hook-up. Professionally landscaped grounds with underground drip irrigation system, large deck over a two-car garage, slate stone throughout and artistic ironwork create enjoyable outdoor spaces.



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A short walk to the Madrona shops and cafes, and the parks along Lake Washington. With easy bus access to downtown too!

**See additional photos at:  
Benjaminchotzen**



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