

Benjamin Chotzen

Gerrard Beattie & Knapp LLC Residential & Commercial Real Estate

CAPITOL HILL

2500 East Roy, Seattle, WA 98112



This charming home has just been meticulously rebuilt, almost nothing remains from the original cottage. Three-star "green built" construction for energy efficiency. High-end finishes throughout that you will love, comparable to much more expensive newly built homes.



The kitchen features black granite slab counters, glass tile backsplash, stainless steel appliances (Fischer Paykel refrigerator, Bosch gas stove, Bosch dishwasher), glass faced cabinetry, cooking/counter island is great for entertaining.



Hardwood floors throughout the main floor, with the kitchen open to the living room. Two bedrooms on the main floor, the master suite with a walk-in closet, double vanity, honed sea-grass limestone for floors and counters, and a tiled bath. The second bedroom has a private powder room (half bath) and could be a great office.



The lower level has the third bedroom, a full bathroom with tile, the family room, washer/dryer hookup, new furnace, the attached oversized garage for storage and a door to the outside, making the lower level ideal for a potential M-I-L apartment. CAT 5 wiring throughout, all new plumbing and wiring and a large Trex deck overlooking the spacious rear yard.



Wonderful location just moments to all of the shops on Madison Street and a short walk to the lovely Arboretum!

\$629,500

Bedrooms: 3
Bathrooms: 1 full
1-3/4
1-1/2

Sq. Ft.: 2020 including garage

Built: 1900, renovated 2008

Heat: New gas furnace

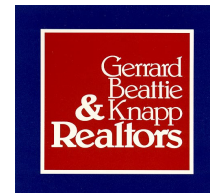
Roof: Composition

Parking: 1 car oversized
Garage(attached)

Lot Size: 4000 SF

Floors: Oak, limestone
& carpet

Taxes: \$3524 ('08)



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