



EXQUISITE MT. BAKER HOME

3411 34TH AVENUE SOUTH
OFFERED AT \$768,000 | MLS# 1513642

House Size: 1,628 sq ft	Bedrooms: 3	Year Built: 1920 (Renovated 2019)	Taxes (2019): \$4,251
Lot Size: 4,080 sq ft	Bathrooms: 1.75	Heat: Gas, Radiant	

Beautifully refinished rich fir floors with character and warmth welcome you into this charming Mt. Baker three-bedroom, two-bath home where the classic style of the 1920s is surrounded by modern touches and conveniences. Rooms that capture the light with high ceilings, meticulous finishes and an expansive private yard will make you proud to call this house your home. Unlike your typical home remodel, this house was thoughtfully designed and re-built from bare-bones by a team of experienced New England craftsmen, architects, and interior designers who wanted to create a home where they would live themselves. Every detail has been carefully considered, from the architecturally-efficient space planning to the color pallet, finishes and fixtures hand-chosen by an award-winning interior designer. The seamless blending of traditional architecture with modern-day sensibility stylistically melds state-of-the-art improvements, such as radiant-floor heating and energy-efficient windows, with classic cedar-shake siding, carrara marble tile floors and hand-crafted solid-wood cabinetry. There is a well-appointed home chef's kitchen, light-filled dining area, vaulted-ceiling living room with two operable sky lights and a private master suite.

Additionally, the ample backyard affords the new owner the potential to add off-street parking via the unimproved alley, a separate accessory dwelling unit or a second buildable lot. This is a must-experience property in the highly-desirable Mt. Baker neighborhood with convenient access to public transit, both bus and light rail, shopping, great schools, Mt. Baker and Seward Parks as well as Lake Washington.



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