

# Benjamin Chotzen

Gerrard Beattie & Knapp LLC Residential & Commercial Real Estate

## MADRONA

614 35th Avenue, Seattle, WA 98122



*Elegant renovation of this gorgeous 1927 English Country Tudor with fabulous views of Lake Washington and the Cascades! Situated on the view side of one of Madrona's most desirable streets.*

**\$1,290,000**

Bedrooms: 6  
Bathrooms: 3 full  
1-3/4  
1-1/2

Sq. Ft.: 3710, 3220  
finished

Built: 1927

Heat: Radiators +  
Wall fans

Roof: Composition

Parking: 1 car Garage  
(attached)

Lot Size: 5000 SF

Floors: Oak, bamboo,  
fir & carpet

Taxes: \$7941 ('08)



*Main floor includes the gorgeous kitchen with Italian marble counters, a Bertazzuni 6-burner gas range, all stainless steel appliances, the living room with gas fireplace and adjoining sun room, the dining room, the 4th bedroom or office with it's own full bath, a powder room and a large deck. Bamboo and oak floors on the main level.*



*Upstairs has 3 bedrooms, 2 baths -includes the view master suite- with three closets and it's own bath. The laundry room is also on this level.*



*Finished lower level, with the large rec room, a three-quarter bathroom, two bedrooms and the utility room with plenty of storage space. The secluded rear yard has a second large deck, a greenhouse/tool shed and the wonderful Japanese Tea House! Former residence of Seattle gardening legend Cecil Solly.*



*Walk to Madrona Park , shops and restaurants as well as Lake Washington !*



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Buyer should verify any interest or concern to buyer's satisfaction. Sellers, listing agent and Gerrard Beattie & Knapp LLC make no