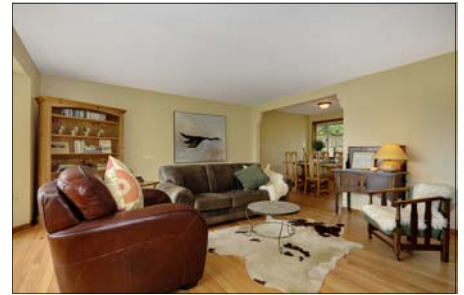


# Hawthorne Hills



Year Built: 1954  
Square Ft: 2520 includes garage  
Lot Size: 6562 sf. (KCR)  
Bedrooms: 4 plus office  
Bathrooms: 1.75  
Taxes: \$4893 in 2010  
Heat: Oil, forced  
MLS #: 16104  
Price: \$599,950

## 6253 54th Ave. NE

This wonderful home in Hawthorne Hills is solidly built and very light with a large bay window and skylights, eastern exposure for lovely sunrises and mountain views that would be enhanced if a second story were added! Versatile spaces, a great circular floor plan with three bedrooms on the main floor, the renovated kitchen with Silestone counters and cherry cabinets, gleaming hardwood floors, a fully finished lower level, plus updated plumbing and electrical systems.

Includes a nice garden with a drip irrigation system and fruit trees in the "mini-orchard". Close to UW, Children's Hospital, Fwy 520, Magnuson Park, the Burke-Gilman trail, Metropolitan Market and the PCC, with excellent access to downtown via an express bus on 65th.



### Benjamin Chotzen

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## **6253 54<sup>th</sup> Avenue Northeast – Home improvements since 2002:**

- Marmoleum flooring in kitchen and bathrooms
- Silestone countertops
- Kraftmaid cherry cabinetry
- Bathrooms with dual flow toilets
- Whirlpool water filter
- Honeycomb window treatments
- Interior painted with Benjamin Moore paints
- Refinished oak flooring
- Fisher and Paykel energy efficient washer & dryer
- Thermo Pride oil furnace
- Wired for an emergency generator
- Drainwater heat recovery system
- 40 year Elk roof installed, new flashing and two sky lights added
- Aluminum gutters installed
- Professionally landscaped with native plantings
- Professionally pruned trees
- Drip irrigation system
- Chicken coop built
- CalSpa Hot-tub/Spa
- Side sewer line repaired