

# Benjamin Chotzen

Gerrard Beattie & Knapp LLC Residential & Commercial Real Estate

## Madrona

762 31st Avenue, Seattle, WA 98122



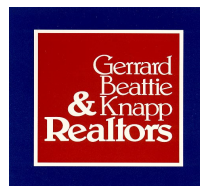
Charming Madrona bungalow with great bones—ready to be restored. Sweet front porch, separate entry, wood floors under carpet in the living and dining rooms, dining room with a wood burning fireplace. Spacious kitchen with hookup for a gas stove. Two bedrooms and a full bathroom on the main level. Partially finished basement with a third bedroom, a bathroom, laundry and workshop areas, plus additional storage space.

Off-street parking on rear alley with room for several cars. Wonderful Madrona location, quiet street only three blocks to Madrona Park, library, school and cafes..

**\$385,000**

**Bedrooms:** 3  
**Bathrooms:** 1.75  
**Sq. Ft.:** 1,560 (KCR)  
incl. partial basement  
**Lot sf:** 3606 (KCR)  
**Heat:** Gas, forced air  
**Floors:** Wood floors  
under carpet on most  
of first level  
**Parking:** Carport plus  
additional parking on  
rear alley  
**Taxes:** \$3576 ('08)

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