

# FOR SALE BY OWNER

## \$475,000

959 22<sup>nd</sup> Avenue  
Seattle, Washington 98122



Charming 3-bedroom, 1907 single family home near new Safeway and Trader Joes in the Central District. This home offers the charm of beautiful hardwood floors, high ceilings, fireplace, landscaped front yard, and large fenced backyard. Close to the #2 and #48 buses with direct access to Downtown, Capitol Hill, and the University District. The main level offers separate formal living and dining rooms, and a spacious kitchen with gas stove. Large French doors lead from the formal dining room to a Wisteria-covered backyard patio—*perfect for entertaining on summer nights!* Upstairs has a walk-in closet that connects two of the bedrooms. Situated on a beautiful tree-lined street. Partially-finished 480 sq. ft., high-ceiling basement with separate entrance offers abundant storage and work space.

#### PROPERTY INFORMATION:

**Bedrooms:** 3

**Bathrooms:** 1.5

**SQFT:** 1250 (plus 480 basement)

**Built:** 1907

**Heat:** Forced Air

**Property Size:** 3810 sq. ft.

**Fuel:** Natural Gas

**Roof:** Composition

**2005 Taxes:** \$3753

**Fireplace:** 1

**Floors:** Hardwood, Vinyl, Wall-to-Wall Carpet

**Interior:** Walk-In Closet, Separate Living/Dining Room

**Exterior:** Wood

**Site:** Fenced backyard, deck/patio

Disclaimer: Square footage and property information is based on information available to seller, including County records. Information has not been verified by owner and should be verified by buyer.

**For more photos visit:** <http://www.angelfire.com/planet/959-22nd-avenue>

**For more information or to schedule a viewing,  
please email:** [959-22nd-avenue@ballooningmail.com](mailto:959-22nd-avenue@ballooningmail.com)

**Open house on Sunday, January 15, 2006 from 12:00pm-4:00pm.**

Offers can be e-mailed or faxed to (206) 254-4596.