

HERITAGE



QUEEN ANNE TUDOR



NESTLED IN A QUAIN, PRIVATE POCKET NEIGHBORHOOD IN NORTH QUEEN ANNE, THIS SOPHISTICATED TURNKEY 1927 BRICK TUDOR SITS JUST ABOVE STREET LEVEL WITH TREETOP VIEWS AND AMPLE LIGHT.

An inviting walk-up to the covered entryway shelters guests into the main living space, highlighted by a charming Batchelder fireplace in stunning original condition. An arched doorway off the seating area flows to the dining room that conveniently opens to the kitchen, creating an ideal connection across the main floor.



CLEAN AND BRIGHT, THE KITCHEN
MAINTAINS THE TIMELESS APPEAL OF
THE HOME WITH MODERN AMENITIES.

White cabinetry and classic white subway
backsplash are beautifully offset by
fresh granite countertops that includes
discreet overhang, adding additional
seating to complement the formal dining
area. Access to the back patio extends
the space outdoors. A bedroom and full
bath finished in a palette of cool neutrals,
with marble tile work, heated floors and
nickel hardware completes the main floor.





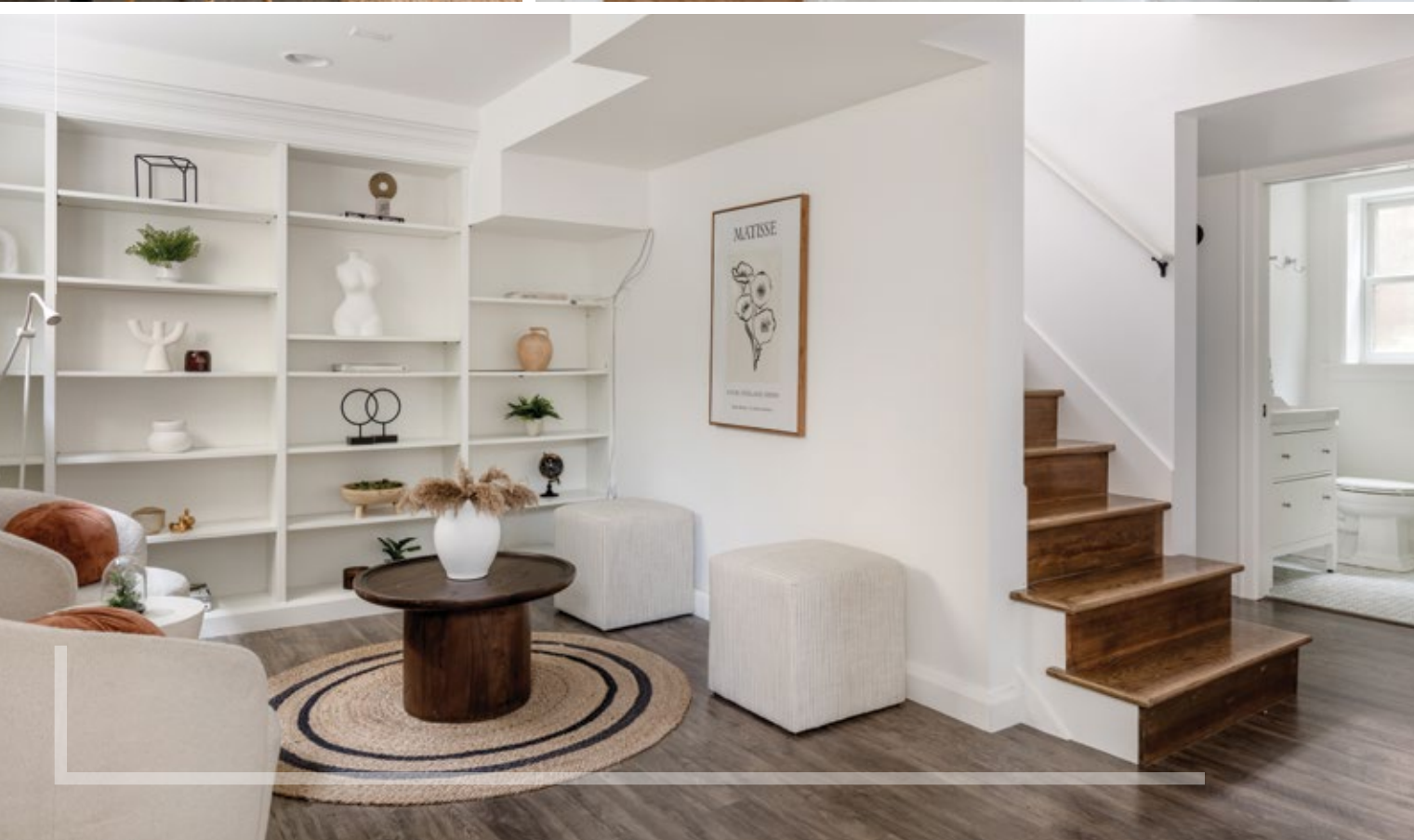
UPSTAIRS, THE PRIMARY BEDROOM IS LIGHT-FILLED AND FEATURES A COZY SEATING NOOK AND REIMAGINED EN SUITE BATH.

Walk-in shower showcases a surround of large scale marble tiles and double sink vanity sits beneath a skylight, flooding the space with natural light. Heated flooring provides added comfort. A clever walk-in closet with built-ins is a thoughtful addition rarely seen in homes of this era. Off the upper landing, a secondary bedroom rounds out the second level.





THE DAYLIGHT LOWER LEVEL FEATURES AN AMPLE FLEXIBLE OFFICE OR BEDROOM SPACE, LAUNDRY ROOM AND ADDITIONAL 3/4 BATHROOM DESIGNED IN HARMONY WITH THE HOMES' CLASSIC AESTHETIC.



Convenient access to the attached oversized garage and driveway. Outside, tasteful landscape design enhances the charm of the home and a private, enclosed brick back patio is ideal for entertaining and outdoor gatherings. An exceptionally elegant offering in a coveted neighborhood setting.





RECENT UPGRADES:

- New roof, 2020
- Primary bed and bath complete renovation, 2019
- Kitchen renovation with new granite counter tops and bar seating area, 2019
- Full chimney restoration, 2019
- Full house painting, 2019
- Landscaping and repaired exterior retaining wall
- Added Nest security system with 4 outdoor cameras and Yale locks on front and garage doors
- Added Nest smoke detectors & thermostat
- Main level hardwood floors recoated, 2023
- Replaced a substantial portion of the sewer line between the house & street, 2018

SCHOOLS:

- 0.3 to Seattle Country Day School
- 0.3 to Queen Anne elementary (choice school) or 0.8 to John Hay elementary (zoned)

PARKS:

- Within 0.5 miles of 2 playgrounds
- 0.7 to David Rodgers Park
- 1.3 to Kerry Park
- 4 miles to Discovery Park
- 0.5 miles to Ship Canal & Burke Gilman bike trails

AMENITIES:

- 0.4 miles to Upper Queen Anne commercial area with restaurants, coffee shops, mail services, and boutiques
- 0.6 miles to Fremont commercial area
- 0.6 miles to Trader Joes and Ken's Market (Safeway opening soon)
- 0.4 miles to access highway 99/Aurora

OFFERED AT 1.725M

MLS: 2045239

BEDROOMS: 3

BATHS: 2.5

SQ FT: 2350

LOT SQ FT: 3000

HEATING & AC:
FORCED AIR

HEATED FLOORS:
MAIN & UPPER BATH

FIREPLACE: WOODBURNING

PARKING: OVERSIZED
ATTACHED GARAGE,
+ 1 PARKING SPOT

YEAR BUILT: 1927

TAXES 2023: 12519



HERITAGE

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