

# HERITAGE



WEST SEATTLE MID-CENTURY







TUCKED BETWEEN THE ICONIC MARINE VIEW DRIVE AND CALIFORNIA AVE, IN THE SOUGHT-AFTER ARROYO HEIGHTS NEIGHBORHOOD OF WEST SEATTLE, this 1952 home effortlessly blends classic charm and modern sophistication with thoughtful updates that enhance the original character of the home. Lush landscaping leads you along a flagstone path creating an intriguing entry point to this private property enclosed on a large lot setting by mature plantings and modern wood fencing, creating a sense of seclusion and retreat.

Through the main entry, an inviting layout seamlessly connects the living room and kitchen, offering an open, airy feel. The living room, anchored by an original brick fireplace, is bathed in natural light through large picture windows that perfectly frame the serene southwest views of the surrounding gardens and the distant Puget Sound.







DESIGNED WITH NATURAL MATERIALS, THE EAT-IN KITCHEN FEATURES NATURAL SLATE FLOORING AND WHITE QUARTZ COUNTERTOPS. A glass subway tile backsplash adds a contemporary touch, and glass doors extend the space outdoors, where entertaining areas overlooking the gardens await.







DOWN THE HALL, THE FULL BATH EXUDES SPA-LIKE LUXURY WITH A SOAKING TUB, DOUBLE SINKS, AND A WALK-IN SHOWER ENHANCED BY CRISP SUBWAY AND GLASS TILE ACCENTS. Three generously sized bedrooms complete the main level, including the primary suite, which offers access to a private patio through glass doors. The charming ensuite water closet features whimsical nature-inspired wallpaper and intricate hexagon tile flooring.











THE EXPANSIVE LOWER-LEVEL DAYLIGHT BASEMENT PROVIDES A SECOND LIVING AREA, COMPLETE WITH A FIREPLACE, OFFICE NOOK, AND AMPLE STORAGE—IDEAL FOR TODAY'S VERSATILE LIFESTYLES.

Just a short drive to Lincoln Park and the Fauntleroy ferry, this home perfectly marries modern convenience with the peace and serenity of its natural surroundings.









## OWNER IMPROVEMENTS:

- Electric heat pump & AC installed (decommissioned oil tank), 2024
- 2nd electrical upgrade to 200 amp service, 2024
- Kitchen faucet replaced, 2024
- LVT flooring installed in basement, 2023
- Solar installed and original electrical panel upgraded, 2022
- Replace gutters and drainage trenches dug for proper water flow away from the house, south side 2020, north side 2022
- Half-bath sink, vanity, faucet, and lighting upgrade, 2021
- Drip irrigation w/Rachio controller & lawn sprinklers installed, 2019
- Raised vegetable and herb beds installed, 2017
- Closet upgrades (built-in IKEA PAX System w/interchangeable Komplement accessories), 2014
- Bathroom remodel, 2014
- Cedar fence installed to fully enclose backyard, 2013
- Stone walkways and deck w/stainless railing installed, 2012
- Kitchen remodel, 2012
- New roof, 2012
- Perimeter evergreen trees planted & concrete planters built, 2012
- Installed double layer drywall on basement office ceiling for soundproofing, 2012
- Blown in insulation, new windows, and Hardy board siding, 2011
- Insulated basement, replaced drywall, and staircase, 2011
- Insulated attic and crawl space and installed vapor barrier, 2011
- All interior and exterior doors replaced, 2011
- Garage door upgrade, 2010
- Upgraded to PEX plumbing and washer/dryer hookup installed in basement, new Toto toilets, 2010
- Ongoing landscape improvements throughout the years with native, evergreen specimens planted for year-round interest

[HERITAGEREALTY.COM/WEST-SEATTLE-MIDCENTURY](https://www.heritagerealty.com/west-seattle-midcentury)



**OFFERED AT 899.95K**  
**MLS: 2286373**  
**BEDROOMS: 3**  
**BATHS: 1.5**  
**SQ FT: 1950**  
**LOT: 6600**  
**HEAT/AC: HEAT PUMP**  
**GARAGE: ATTACHED**  
**YEAR BUILT: 1952**  
**TAXES: 7955**





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