



**\$689,000**

**7355 19th Ave NW, Seattle, WA**

Welcome to this well cared for and thoughtfully updated craftsman in coveted Ballard. Located close to Salmon Bay Park and Loyal Heights Playfield, schools, and transit, you can't beat its location. The yard is a chef's delight and is largely drought tolerant with fruit trees, berries, grape vines and a huge herb garden. The back yard features 2 decks for entertaining or relaxing, and a camp like setting complete with a small fire pit

Inside, the open kitchen shines with Cherry soft close cabinets, Thermador cook top & oven, Miele dishwasher, recycled PaperStone and slab granite counters, Subzero fridge, and additional storage built-in under the dining room bench. Sustainable harvested Cherry wide plank flooring throughout.



**Vijya & Associates**  
Madison Avenue Realty, LLC





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Features:

- ◆ 3 bedrooms 2.5 baths
- ◆ Year built: 1928
- ◆ 1870 sf.
- ◆ 2014 taxes \$5,900
- ◆ Mt Rainier, Space Needle & Interbay Views
- ◆ Scores: Walk 76, Bike 70
- ◆ MLS # 7789791

Upstairs, the Master bedroom has Interbay, Space needle and Mt Rainer views from both bedrooms, while the bath boasts a custom steam shower and separated his and her sink vanities. Custom pull out medicine cabinets are just one of the unique features. The finished space downstairs can easily be a potential 4<sup>th</sup> bedroom, family room and office, as the space is large enough to both. The bath on this level is complete with a deep, vintage, claw foot soaking tub and is easily converted to a shower with attachments.

An extensive 2002 remodel included copper plumbing, electrical, heat pump and central air. Washer/dryer are not included in sale.



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Madison Avenue Realty, LLC

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