

Broadview Rambler

12246 12th Ave NW: \$559,950



This tastefully remodeled rambler is located on the western-most edge of Broadview, where the air is fresh and city sounds are distant. Carkeek Park on Puget Sound can be reached from a footpath that begins about 5 blocks to the south. Bus service to downtown Seattle is just 4 blocks to the east.

A formal entry leads to the living room with a wood-burning fireplace and oak floors extending into two of the bedrooms and also the kitchen. The kitchen has a built-in Sub Zero refrigerator and maple cabinets. A step down from the kitchen leads to a dining room that is open to a family room. Adjacent to the family room is a 3/4 bath with double shower, and a huge master bedroom with a walk-in closet. A hallway from the family room leads to a very private and sunny back yard.

There are two more rooms upstairs off of a central landing, both with skylights. The landing has an area that would be ideal for a half bath. The home has newer vinyl insulated windows throughout. The roof is 5 years old.

Bedrooms:	Three on main, two hobby rms upstairs	Total Sq Ft: 2,070*
Bathrooms:	One and three-quarters on main	Year Built: 1951
Lot Sq Ft:	8,100	Taxes: \$4,230

More photos
and floor plans at
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Bob Melvey 206.650.7880


Windermere

Windermere Real Estate/Northwest, Inc.
2636 NW Market Street, Seattle, WA 98107

*Square footage information is from tax records. It includes upstairs hobby rooms and does not include the attached garage. It has not been verified by agent or seller. This information is provided as a courtesy only and doesn't create an agency relationship with potential buyers. It is also not a warranty and should be independently investigated by the buyer.