

Capitol Hill Tudor

1619 22nd Ave E: \$795,000



This stately Tudor is on a quiet winding street in the Capitol Hill neighborhood. An arched door leads to a formal entry with an open staircase and 2 sets of leaded French doors. One leads to an immense living room with a tile fireplace. The other leads to a big formal dining room with a bay window. The home has original mahogany woodwork, leaded windows and quartersawn oak floors.

The kitchen is very original and awaits your personal touches. It has a breakfast area with wainscoting and Piloma Picasso wallpaper. Upstairs has 3 bedrooms and a den with a 3/4 bath. It is connected to the largest bedroom creating a master suite. The 2nd floor also has a small alcove and a full bath wainscoted in subway tile.

Bedrooms:	3 upstairs, 1 in basement	Total Sq Ft: 2,840*
Bathrooms:	1/2 on main 1.75 upstairs	Year Built: 1925
Lot Sq Ft:	3,408	Taxes: \$6,786

More photos
and floor plans at
www.Melvey.com

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Windermere

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*Square footage information is from tax records. 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.

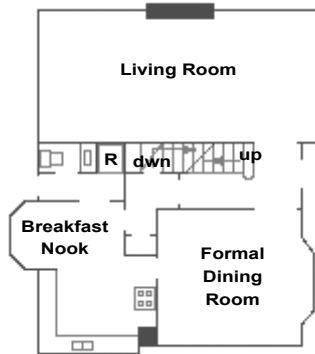
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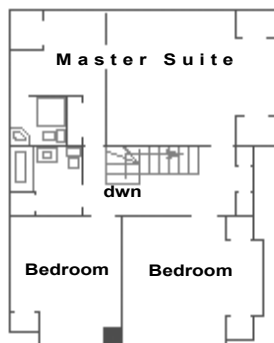


Special Features of This Home Include:

- Leaded casement windows and unpainted woodwork
- Quarter-sawn oak floors
- Big formal entry with open staircase and leaded French doors
- Spacious living room with windows facing north, west and east
- Big formal dining room
- Original kitchen with room for a breakfast table
- Treated wood deck overlooks the back yard
- Three bedrooms upstairs with potential master suite
- Upstairs full bath has period subway tile wainscoting
- Fourth bedroom in basement
- Basement garage (total SF inc garage is 3,300)
- Thermopride brand oil furnace
- New 40 year composition roof, earthquake retro-fitted foundation



Main Floor



Second Floor

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