

Sunset Hill Charmer

3247 NW 59th St

Offered At: \$559,000



- 3 bedrooms*
- 1.5 bathrooms
- 2,720 sq ft
- 6,000 sq ft lot
- Built in 1938
- MLS # 62411

Bob Melvey
206.650.7880

bmelvey@windermere.com
Windermere Real Estate/NW Inc.
206.789.770

This 1938 gem is situated on a 6000 sq ft lot in the heart of Sunset Hill. Modest from the street, the home reveals great spaces for entertaining, including a big family room addition with full basement beneath. A formal entry leads to the living room with coved ceilings and an arched stucco and tile fireplace. It is flanked by a bookshelf made of mahogany that matches the window and door trim throughout the house. Oak floors extend into the dining room, kitchen, bedrooms and family room addition.

continued on reverse

Floor Plan Photo Tour at
www.BobMelvey.com


Windermere
REAL ESTATE

*Basement bedroom window may not meet current code requirements. Square footage is from tax records and includes unfinished portion of basement. 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.

3247 NW 59th St

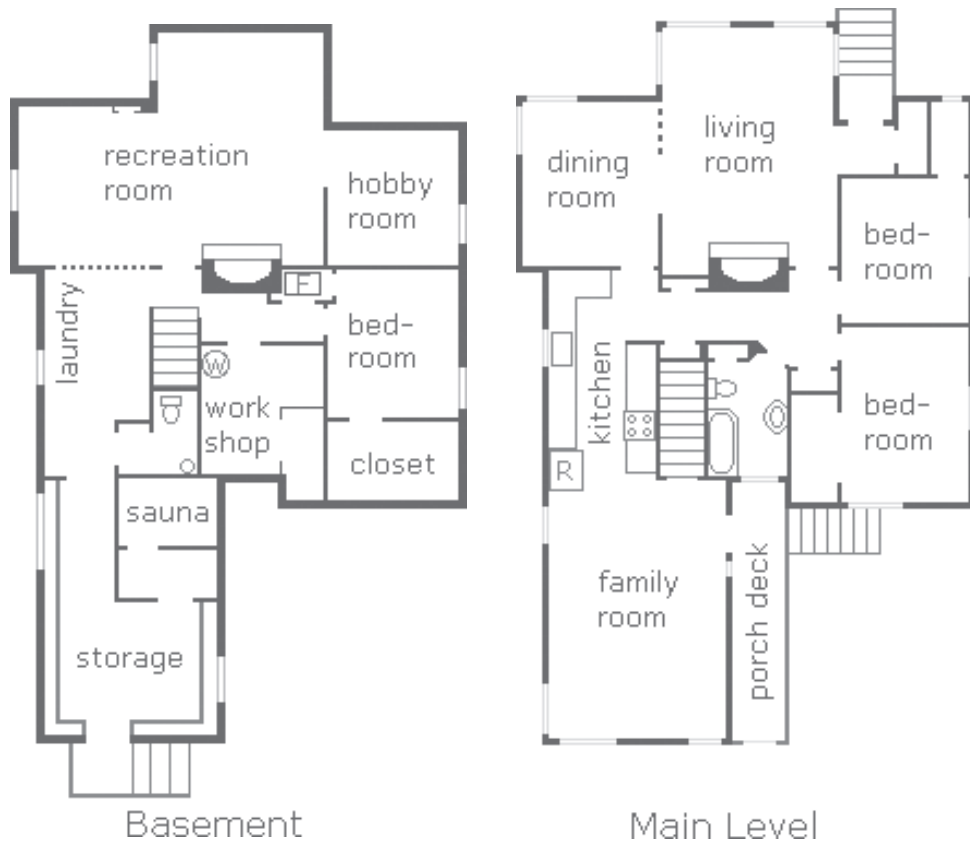
Floor Plans

continued from front

Both living and dining room enjoy the enviable combination of abundant natural light and sylvan views that include a splash of sound and mountains.

The kitchen was redone in 2004, avoiding the granite and stainless steel theme that is so prevalent today. The backsplash has custom tiles with a nature motif that tie in with the fact that the grounds and gardens are certified as a Backyard Wildlife Habitat with the National Wildlife Federation. There is lots of counter and cupboard space in the kitchen and an abundance of closets and cub-boards in the halls, bedrooms and bath. The family room overlooks the backyard, and it is lush and lovely! There is a very private patch of lawn and a brick path leading to a small secret garden. Garden tools can be stored in the detached garage along with a full-size car. The long driveway in front of the garage has a garden strip that adds a soft nature element to the pavement.

Downstairs has high ceilings and good daylight. Its main feature is an immense knotty pine recreation room. There's plenty of space for a billiard table, poker table and comfy sofa in front of the fireplace. The basement also has a guest bedroom, half bath, sauna, and oodles of storage space.



Bob Melvey
206.650.7880


Windermere
REAL ESTATE