

# Sunset Hill Duplex

3406 & 3408 NW Market St: \$624,950



This duplex is on a non-through street close enough to Shilshole bay that you can smell the salt air. The 7,100 sq ft lot is zoned LDT, which could allow for a third unit. Built as a house in 1948, the second floor was expanded to create a spacious 1+ bedroom unit with great water views.

The main floor unit is essentially the original house and basement, with a family room added off of the back. The basement has another family room with a 2nd fireplace, along with a half bath, laundry area and garage. The main floor unit also enjoys a view of the water. The back yard has an in-ground pool and alley access to a parking pad for 2 cars.

Bedrooms:	2 in main unit, 1 in upper	Total Sq Ft:	2,540*
Bathrooms:	1.75 in main unit, 1 in upper	Year Built:	1948
Lot Sq Ft:	7,101, zoned LDT	Taxes:	\$5,012

More photos  
and floor plans at  
[www.Melvey.com](http://www.Melvey.com)

**Bob Melvey 206.650.7880**

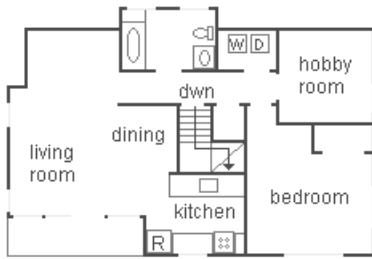
**Darlene Sozinho 206.914.2239**

  
**Windermere**

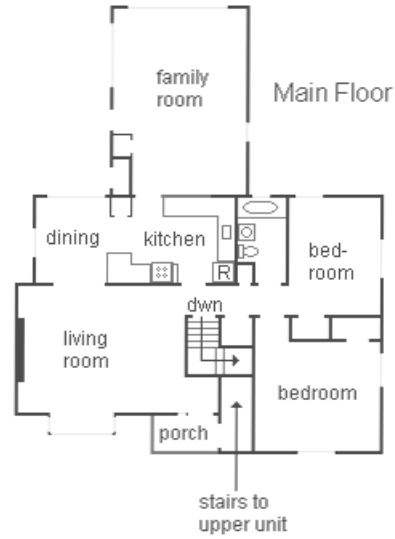
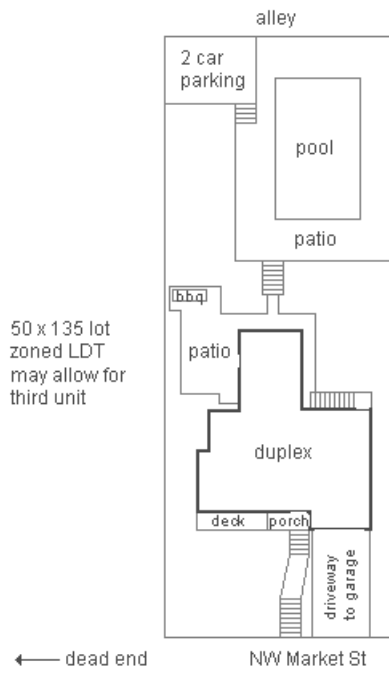
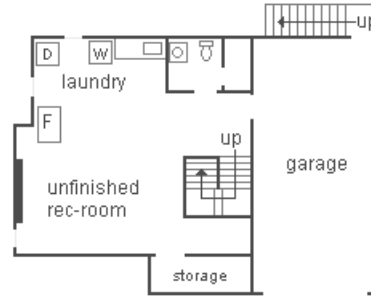
Windermere Real Estate/Northwest, Inc.  
2636 NW Market Street, Seattle, WA 98107

\*Square footage information is from tax records. It includes unfinished basement space but does not include the basement 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.

Upper Unit



Basement of Main Floor Unit



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