

Phinney Ridge Farmhouse

4256 1st Ave NW: \$599,950



This 1916 Craftsman Farmhouse is perched above the street on a large terraced lot. A big sun porch leads to the formal entry with open staircase & colonnades to the living room. The original fir woodwork is in beautiful condition, including the box beams in formal dining room. There are refinished oak on both the main and upper floors.

A new kitchen blends harmoniously with the original character of the home. Upstairs has Olympic Mountain views and a big bath with marble floors and a clawfoot soaking tub. The basement has a spacious new 3/4 bath and a big sunny room with its own private entrance. There is no closet, but it would be very easy to add one, making this a delightful master suite or guest apartment.

Bedrooms:	2 upstairs, 1 in basement	Total Sq Ft: 1,720*
Bathrooms:	1 upstairs, 3/4 in basement	Year Built: 1916
Lot Sq Ft:	6,600	Taxes: \$3,784

**More photos
and floor plans at
www.Melvey.com**

Bob Melvey 206.781.2788

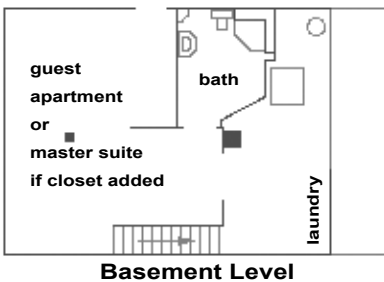
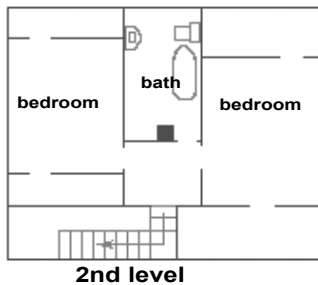
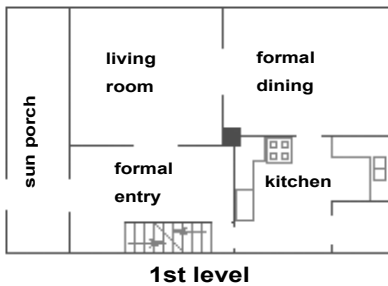
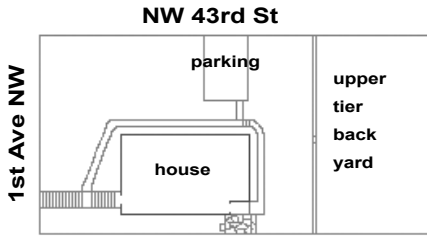

Windermere

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

*Square footage information is from tax records. It has not been verified by agent or seller.
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It is also not a warranty and should be independently investigated by the buyer.

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Special Features of This Home Include:

- West-facing sun porch
- Formal entry with open staircase
- Original fir woodwork in beautiful condition
- Formal dining room with box beam ceilings
- Remodeled kitchen with original fir floors
- Remodeled upstairs bath with clawfoot soaking tub
- New, spacious 3/4 bath in basement
- Potential master suite or guest apartment in basement (needs closet)
- Very large corner lot with off-street parking and room for garage
- New composition roof
- Thermopride brand oil furnace

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