



**MARK GUTKOWSKI &
BOB BLACKBURN**

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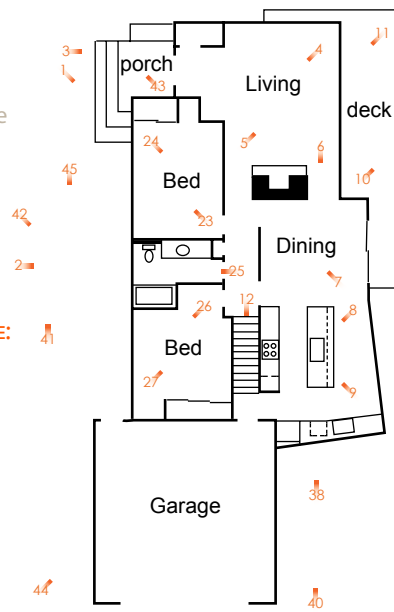
SEWARD PARK LUXURY



MAIN:

Numbers indicate photo online

FIND ONLINE:
LOWER:
UPPER:



Artist's rendering. Image is not to scale and does not reflect accurate measurements of the home. Buyer to verify.

5018 54th Avenue South

Area: Seward Park

Year Built: 1958

Remodel: 2007

Bedrooms: 4

Baths: 1 Master, 1 Main,
1 Lower Level

Heating: Gas, Forced Air

Parking: 2 car garage

Sq. Ft: 4,126 (Buyer to verify)

Lot: 9,176 (Buyer to verify)

2009 Tax: \$7451

NWMLS# : 59431

\$1,125,000



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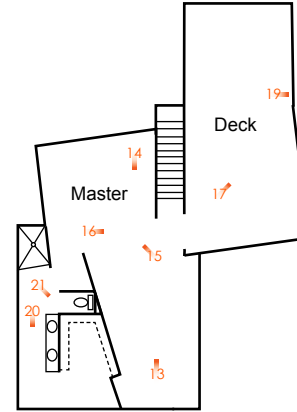
Inside

- All new electrical wiring and plumbing. Including new sewer lines and new water main to the street.
- Natural gas stove and gas connections for barbeque in backyard and gas fireplace or other gas feature on master deck.
- Cat5 network wiring and cable TV wired to every room. ADT Alarm system
- Fully insulated wine cellar with dedicated 20 amp electrical supply ready for your wine cooling system.

Outside

- Serene, three-story water view of yacht-filled Andrew's Bay in Lake Washington, the twinkling lights of Mercer Island, and the old growth forest of Seward Park
- Herons, bald eagles, osprey, blue jays, humming birds, and the quirky wild parrots of Seward Park often fly over the house
- Large organic vegetable garden with rich soil for planting lettuces, kale, bean, Swiss chard, Brussels, sprouts, tomatoes, corn, amaranth, and cucumber
- Incredibly rich and lush plantings surround the house and cover a significant part of the 9,000+ square foot lot.
- Yard boasts many productive perennial fruit bearers: two pear trees, three apple trees, a Montgomery pie cherry tree, two Italian plum trees, a fig tree, several rhubarb plants, and established elderberry, blueberry, arone, huckleberry, and raspberry plants.
- Walk to organic market PCC, coffee shops, restaurants and up and coming Columbia City and Lake Washington.

UPPER



Numbers on plan indicate orientation of photos available on line at www.FindingSeattle.com

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LOWER

