

Central District Old-World Charm

MLS# 1908932

953 22nd Ave, Seattle, WA 98122



**BERKSHIRE
HATHAWAY** | Signature
HomeServices Properties

(206) 734-1596

Service@SterlingTeam.com

Excellent Central District Location!



Terrific location, mere steps to PCC, restaurants, shopping & downtown. Originally built in 1909 this beautiful home with a full apartment is sure to impress. It is the perfect blend between old-world charm and modern updates. Tons of natural light pour in from large windows and the high ceilings provide an open and spacious feeling.

The floorplan includes 3 large bedrooms, all on one level! The main floor offers the living room, dining room, kitchen, office (great for working from

home), full bathroom and a huge pantry/laundry room – the perfect space to stock up on supplies from Costco. The completely new kitchen features top-of-the-line LG appliances, gas cooking, Quartz counters and tons of soft-close cabinetry. Upstairs you'll find 3 spacious bedrooms (each has enough room to comfortably fit a King-sized bed) and more high ceilings. Another nice feature is the large closets and full bathroom. The lower level has a full apartment complete with kitchen, dining nook, living

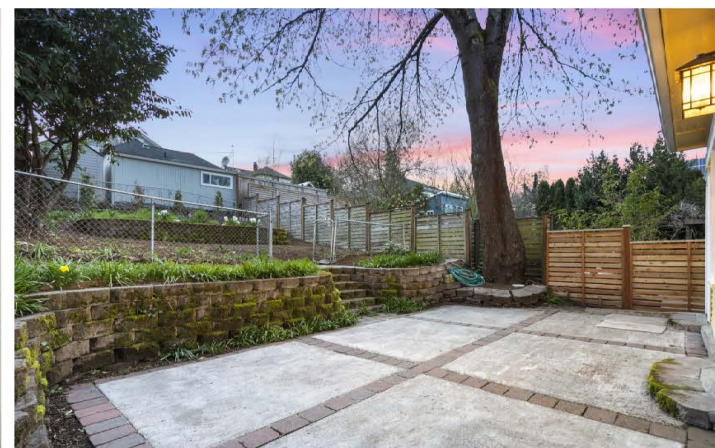
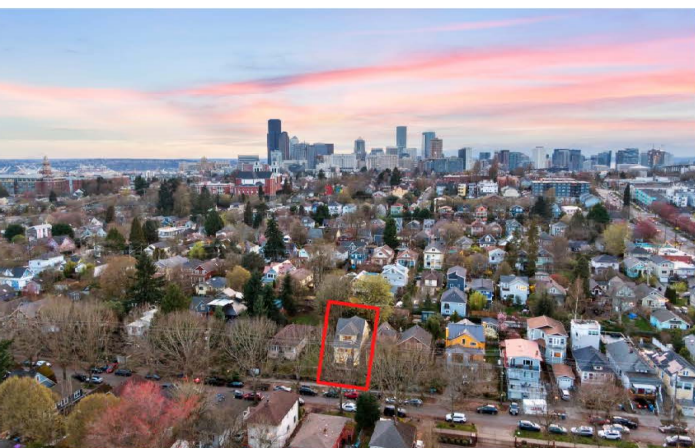
room, 2 bedrooms, separate laundry and bathroom. A multitude of uses; Airbnb, rent to long-term tenants or use it as the perfect place to host out-of-town guests. The backyard offers a small garden area and patio, great for BBQ-ing or just relax and unwind. Only minutes to downtown, and all the nearby amenities. If you are looking for urban living, close to the heart of the city, but still desire that neighborhood feel, this is an awesome place to call home!



Highlights:

- 5 Bed + 2.75 Bath
- Built in 1909
- Separate Apartment
- 2,690 Sq. Ft. Home
- \$7,901 Taxes (2022)
- 3,810 Sq. Ft. Lot

- Prime Location – “Walkscore” is 85, Considered “Very Walkable”
- Old World Charm Meets Recent Remodel
- New Engineered Hardwoods, New Carpet & Paint – Move-In Ready
- Brand New Kitchen, Quartz Countertops, Top LG Appliances
- Superior Floor Plan – 3 Spacious Bedrooms on Same Floor, Office on Main
- Tons of Natural Light, High Ceilings on Main & Upper Floors
- Newer Roof, Original Period Charm & Millwork, Gas Heat
- Large, Covered Front Porch, Cute Backyard Garden Area & Patio
- Home Sits High Above Street, Territorial View, Partial View of Cascades
- Huge Laundry Room/Pantry, Possible Second Office
- Lower Level Apartment (Separate Access & Laundry). Airbnb, Guests, etc.
- Fantastic Location, Close to PCC, Downtown, Restaurants, Shops, & more!



For more information please call Sterling Lemmé (206)650-9167 or Jessica Lemmé (206)734-1596.

All information reliable, but not warranted. Buyer must verify ALL information to own satisfaction. If your property is listed with another Broker, this is not a solicitation

Sterling
TEAM




BERKSHIRE
HATHAWAY
HomeServices

Signature
Properties

(206)734-1596
www.SterlingTeam.com