

TKTKTKTK K TK TKTKTKTKTK TKTKTK TKTK

1212121 TKTK TKTK AVE NORTH  
price: \$333,000  
bedrooms, baths: x, x  
heat: tktkk, tktktkk  
year built: 19xx  
house | lot size: 0,000 | 0,000 sq. ft.\*  
... per title company  
taxes: \$0,000 (20XX)  
MLS #: XXXXXX

This adorable mid-century home has been well loved and maintained. It features two bedrooms (plus bonus finished room in the basement), and a spacious kitchen with eat-in space. Gorgeous hardwoods on the main floor and period trim add charm. Many windows let in lots of light. Downstairs, the partially finished, daylight basement space for laundry, storage, and projects. The large lot is fully fenced. Nearby amenities include the Inter-urban Trail, Bitter Lake, and the many retail outlets of Aurora Avenue. Downstairs, the partially finished, daylight basement provides space for laundry, storage, and projects. Downstairs, the partially finished, daylight

*This information is provided as a courtesy, not a warranty, and should be independently investigated by buyers.*

DAVID RUSH

cell 206.669.1994  
david@davidrush.com

MICHAEL  
STRAZZARA

cell 206.310.9124  
straz@windermere.com

 Windermere



TKTKTKTK K TK TKTKTKTKTK TKTKTK TKTK

1212121 TKTK TKTK AVE NORTH  
price: \$333,000  
bedrooms, baths: x, x  
heat: tktkk, tktktkk  
year built: 19xx  
house | lot size: 0,000 | 0,000 sq. ft.\*  
... per title company  
taxes: \$0,000 (20XX)  
MLS #: XXXXXX

This adorable mid-century home has been well loved and maintained. It features two bedrooms (plus bonus finished room in the basement), and a spacious kitchen with eat-in space. Gorgeous hardwoods on the main floor and period trim add charm. Many windows let in lots of light. Downstairs, the partially finished, daylight basement space for laundry, storage, and projects. The large lot is fully fenced. Nearby amenities include the Inter-urban Trail, Bitter Lake, and the many retail outlets of Aurora Avenue. Downstairs, the partially finished, daylight basement provides space for laundry, storage, and projects. Downstairs, the partially finished, daylight

*This information is provided as a courtesy, not a warranty, and should be independently investigated by buyers.*

DAVID RUSH

cell 206.669.1994  
david@davidrush.com

MICHAEL  
STRAZZARA

cell 206.310.9124  
straz@windermere.com

 Windermere



# GRACEFUL MID-CENTURY MODERN ON CORNER LOT

2630 25TH AVENUE WEST

price: 499,950

bedrooms, baths: 4, 2 $\frac{3}{4}$

heat: forced air/oil

year built: 1957

house • lot size: 2,630 • 5,000 sq. ft.

per King County

garage: attached, two cars

taxes: \$4,255 (2011) | MLS #: 262054



**MICHAEL STRAZZARA**

cell: 206.310.9124

strazz@windermere.com

**DAVID RUSH**

business: 206.669.1994

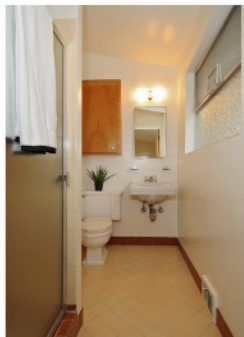
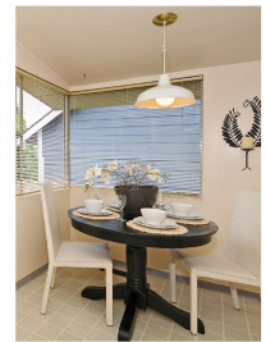
david@davidrush.com

**Windermere**



This graceful mid-century modern home with vaulted ceilings is great for entertaining. The circular floor plan flows from formal entry to the living room with fireplace to the formal dining room and onto the eat-in kitchen. Wrap-around corner windows in the living room and kitchen bring in tons of southern light. The main floor has three bedrooms including a master with vaulted ceilings and private bath. Downstairs there's a huge family room with second fireplace and a fourth bedroom with full bath. The corner lot has plenty of yard, and you're just a block from Bay View playground and field. Also within easy reach are Whole Foods, QFC, and Red Mill.

*This information is provided as a courtesy, not a warranty, and should be independently investigated by buyers.*





# BEAUTIFUL NEW HOME, SUNNY OPEN FLOOR PLAN

4828 SOUTH FONTANELLE

price: \$334,950

bedrooms: 3, 2<sup>3</sup>/<sub>4</sub>

baths: 3 (one full, two <sup>3</sup>/<sub>4</sub>)

heat: electric, forced air

garage: attached

year built: 2011

taxes: \$1,163 (2010)

house • lot size: 2,348 • 7,400

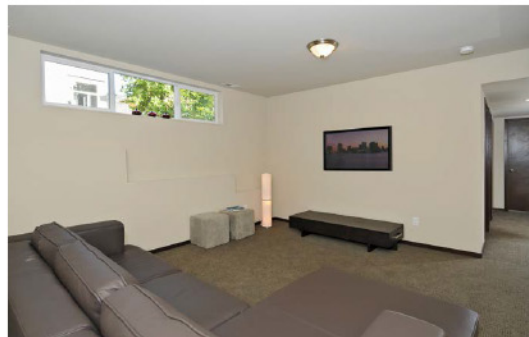
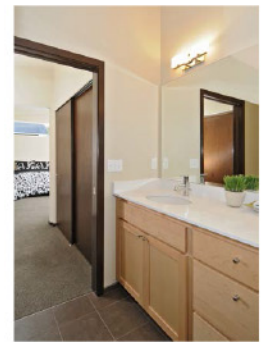
sq. ft. per builder

MLS #: 194961

This beautiful, superbly constructed new home is at the end of a private lane and offers a light-filled open floor plan that's perfect for entertaining. The window-wrapped dining room features views of Mt. Rainer. Amenities include hardwood floors, electric fireplace, vaulted ceilings, and a true master suite.

The sparkling kitchen includes stainless appliances, built-in microwave, tile back-splash, a large breakfast bar/island, and CaesarStone quartz counters.

The lower floor features a big family room. Two bedrooms are on the main floor; the third is on the lower floor and includes sliding glass doors to the front garden. Be sure to admire the fully fenced side yard, big enough for volleyball or a loooooong game of catch!



*This information is provided as a courtesy, not a warranty, and should be independently investigated by buyers.*

**DAVID RUSH**

business: 206.669.1994

david@davidrush.com

www.davidrush.com

**MICHAEL STRAZZARA**

cell: 206.310.9124

strazz@windermere.com

**Windermere**





# SPACIOUS BUNGALOW ONE BLOCK FROM GREEN LAKE

7339 KEEN WAY NORTH

price: \$525,000

bedrooms, baths: 4, 3

heat: forced air, natural gas

garage: detached

year built: 1925

house • lot size: 2,160 • 4,080

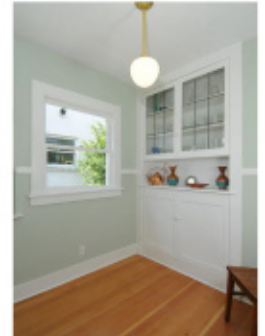
sq. ft. per title company

taxes: \$5,111 (2011)

MLS #: 279311

Come live near Greenlake in a fully renovated, 1925 bungalow. Entertainers' kitchen connects beautifully with both the living room and formal dining room, with the back yard just beyond through glass doors. Shaker-style cabinets, subway-tile back splashes, stainless appliances, graceful arches throughout. Built-in original china hutch in the breakfast nook. The main floor features fir floors with a rich patina, and oak in the living room. Two new sophisticated bathrooms with exceptional travertine and tile details. Less than a block to Green Lake, with the PCC about a block in the other direction!

*This information is provided as a courtesy, not a warranty, and should be independently investigated by buyers.*



**DAVID RUSH**

business: 206.669.1994

david@davidrush.com

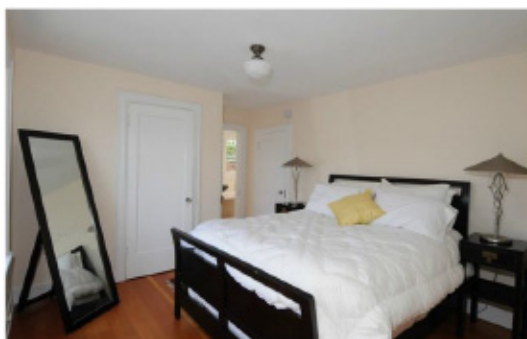
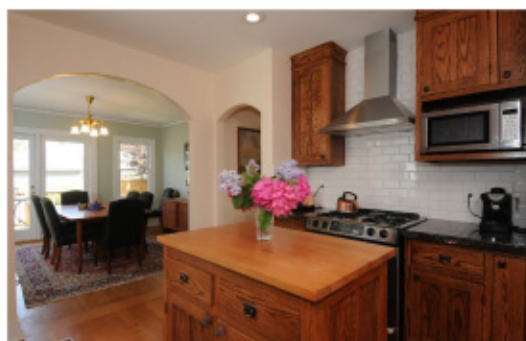
www.davidrush.com

**MICHAEL STRAZZARA**

cell: 206.310.9124

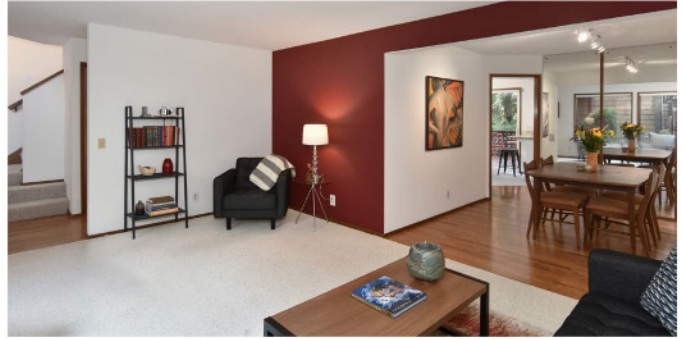
strazz@windermere.com

**Windermere**





# GORGEOUS TOWNHOME, FLEXIBLE SPACES, LOVELY NEIGHBORHOOD



11803 STENDALL DRIVE NORTH

price: \$500,000

bedrooms: 2 + bonus room & huge loft area

baths: one full bath, two ¾, one ½

heat: forced air electric

year built: 1982

house size: 2890 sq. ft. per county records

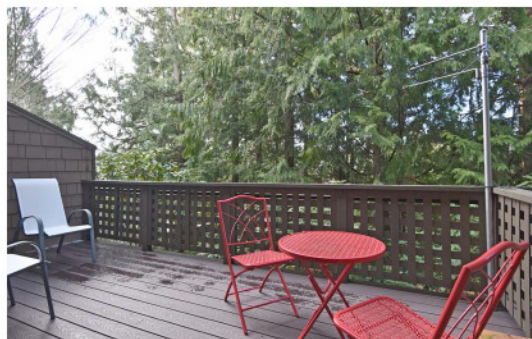
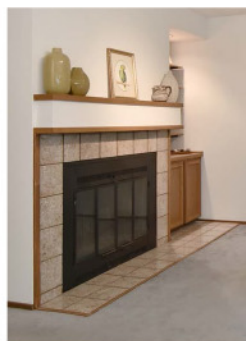
garage: two-car attached

taxes: \$4,336 (2016) • HOD: \$530

MLS #: 1063370

Large, well-proportioned townhouse in an urban oasis features high-quality finishes and beautifully cared-for grounds that are a balm to come home to and make for great entertaining. Gorgeous, fully renovated kitchen includes slab granite. In addition to the two official bedrooms (including the generous master with private bath and walk-in closet) there's a very roomy loft/den that could be converted into a bedroom. And, in the daylight lower-level, there's a huge family room with woodburning stove (family room could be divided) and a "bonus" room already perfect as an office, project space, or media room.

*This information is provided as a courtesy, not a warranty, and should be independently investigated by buyers.*



DAVID RUSH

cell: 206.669.1994

david@davidrush.com

MICHAEL STRAZZARA

cell: 206.310.9124

strazz@windermere.com

Windermere





# SOPHISTICATED, CRAFTSMAN-STYLE HOME IN NORTH LAKE

33108 47TH PLACE SOUTH, FEDERAL WAY

price: \$424,950

bedrooms, baths: 5, 2½

heat: natural gas, forced air

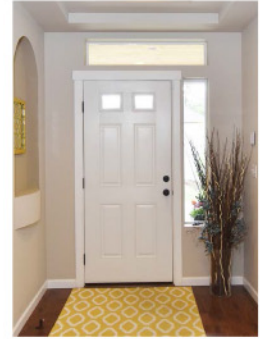
year built: 2013

house • lot size: 2,925 • 9,438

sq. ft. per title company

taxes: \$5,351 (2015) | HOD: \$42

MLS #: 933831



This sophisticated home includes Craftsman and contemporary style with high-end finishes and modern proportions and amenities. The main floor's excellent layout has, at its heart, a beautifully appointed kitchen with a full view of the south-facing back yard and generous eating space. The kitchen opens to a cozy great room with fireplace and built-in bookcases, and the front of the main floor includes an office and one of the home's five bedrooms. Upstairs are the other four bedrooms, including the master retreat, and a bonus room that's wired for media. The neighborhood includes a lovely little park with two play structures just a few doors down the street.



**MICHAEL STRAZZARA**

mobile: 206.310.9124  
strazz@windermere.com

**DAVID RUSH**

mobile: 206.669.1994  
david@davidrush.com

*This information is provided as a courtesy, not a warranty, and should be independently investigated by buyers.*

**Windermere**

