



For sale by owners: 2007 19<sup>th</sup> Ave E, Seattle, WA 98112

Lovingly updated 1927 Montlake Tudor, close to Interlaken Park on quiet wooded street.

Contact: Jeff or Nancy at 206-328-3462, Jeff's cell 206-458-1864

Asking price: \$1,199,000      Photo Gallery/URL: [house.seattlevet.net](http://house.seattlevet.net)

Lot size: 4000 sq ft.      House: 2893 sq ft      Email: [Montlake.Tudor.FSBO@seattlevet.net](mailto:Montlake.Tudor.FSBO@seattlevet.net)

Bedrooms: 3 (fourth possible on main floor with conversion to original use)

Bathrooms: 1 full 2<sup>nd</sup> floor, 0.75 (shower) on main floor, 0.5 in basement (toilet & sink)

2<sup>nd</sup> Floor: 3 bedrooms and full bath.

Main floor: Large kitchen with sheltered BBQ deck. Formal dining room. Light-filled, airy living room with French doors to deck over garage. Den with office nook and attached bathroom with stall shower.

Daylight Basement: Rec room with gas fireplace, custom-built entertainment console, large storage closets with insulated built-in wine storage cabinet. Workroom with built-in storage and workbench. Laundry room with original shower(!), toilet, utility sink, cabinets, bicycles storage, door to back yard and dry firewood storage area.

Gas heat, forced air, gas hot water, dual fuel range in kitchen, gas fireplace in basement

EPA certified Morso woodstove set into Batchelder fireplace in living room.

Majority of house is double layer brick construction on wood frame. Wood dormers second floor.

Hot tub-surround deck in upper part of back yard. Established organic garden plots in back yard. Established raspberries along side of back yard.

Single car garage with long flat driveway for a second car. Entry to garage from basement rec room.

Major remodel took place before our ownership; unique staircase and upper floor layout. In our time here: back deck, kitchen, upstairs bathroom, and basement rec area have all been updated. Built-in bookshelves in den and master bedroom. Replaced gas furnace and water heater. 200 Amp electrical entry put in. Side sewer hookup completely revised. Lindal wood, faux-leaded, double pane windows were installed, additional attic insulation blown in and roof entirely redone.

Offering: House Showings by appointment June 24 to July 4. We will make the house and ourselves available for inspections, revisits, questions and more questions throughout. We would love for the buyer of our house to be as informed as possible. Preliminary Title order done via Chicago Title. Sale includes frig, garbage disposal, GE dual fuel range, Miele dishwasher, washer, dryer, and entertainment console.

Terms we would prefer: Closing date late July to mid August. No seller financing. Pre-inspection preferred over offer that includes inspection contingency. We would like to stay in the house through mid-September.

All information, including square footage, to be confirmed by buyer to buyer's satisfaction. Seller makes no representations or warranties whatsoever about the Property. Buyer is solely responsible for confirming that the Property as it exists at the time of contract is appropriate for buyer.