7120 18th Avenue SW

Seattle, WA 98106

NWMLS #27061093

Rare opportunity to own a slice of country in the city ~ or developer opportunity to short plat into two lots (buyer to verify).

Vital Statistics

- **10,082 square foot lot / .23 acres**
- **3 bdrm, 1.75 bath "farmhouse"**
- **1 story + basement** *(could expand by finishing attic)*
- **1,590 sq ft + 260 unfin basement** *(for laundry/storage)*

Lots of trees and garden space.
Certified Backyard Wildlife Habitat by the National Wildlife Federation and the State of Washington.
Pesticide-free zone.
Property well planted w/ native plants.

Off-street parking for 6+ vehicles, including RV parking.

100% owner-occupied since 1929

This is the original house of a former 10 acre chicken farm, built in 1929 of solid materials with fine craftsmanship. When remodeled in 1967 the front six feet of the house was added to include a fireplace (wood-burning insert w/ cooktop installed 12/06). Recent owner interior updates include updated windows on the entire top floor *(2003)*, all newer appliances *(refrigerator 2001, deluxe dual range 2004, Bosch super quiet dishwasher 2005)*, 65 gal electric hot water heater *(2005)*, kitchen flooring, and designer-inspired painting in the three bedrooms and downstairs bathroom. Fir in one upstairs bedroom, oak under the living room carpets (unsure about addition). Vintage linoleum under hallway and 2nd bedroom carpets.

Recently added exterior features:

- Italian-import outdoor fireplace and grill *(2003)*
- Approx 5,000 sq ft fully fenced back yard *(cedar and cyclone, 2005)*
- 120 square foot outbuilding *(2006)*
- Newly installed garden on the south side of the house *(2006)*

Offered for sale by Wendy Hughes-Jelen, Owner/Agent.
Call 206.686.HOME (4663) for a tour.

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