

Sumptuous Grand Craftsman!  
819 25th Avenue South  
\$520,000



Beautiful American  
Craftsman Masterpiece!

In keeping with the exquisite Arts and Crafts tradition, this home features natural rich wood millwork & handsome wainscoting with plate rails. Many dramatic components such as exposed wood box-beam ceilings, multiple gorgeous period light fixtures, authentic finish details, detailed wood floors, beautiful wood-mantle fireplace, abundant built-ins and seating bench are highlights. Generous, multi-lit windows allow abundant sunlight to dance across glowing surfaces and tulip-glass leaded-paned cabinet doors on the stunning built-in-buffet and fireplace side cabinets.

The sweet kitchen has a large pantry and vintage gas range. A romantic bath with claw foot tub, pedestal sink, leaded cabinets, subway tile surround and hex tile floor is evocative of times past. Two bedrooms with generous built-ins & walk-in closet, one with access to the yard, complete the first floor.

The charming sun-drenched upper level features just-refinished fir floors throughout the two bedrooms, skylight, ¾ bath, family room, office area, walk-in closet and good storage.

Large, ample-ceiling, just painted, unfinished basement w/ exterior access. Newer washer & dryer. Gas heater w/ electronic air-cleaner. Most systems have substantial upgrades.

The exterior boasts a full-length rocking chair porch, lovingly landscaped front yard with a newer retaining wall, all new cedar siding in 2002, recently tuck-pointed exterior brick trim, 50 year roof and newer gutters. The large, fenced level back yard is perfect for playtime, entertaining and gardening.

Delicious pears, Italian plums, apples, grapes, blueberries & lots of raspberries for a bounty of treats!

This centrally located neighborhood is superb, both in location & community. Mere blocks from the recently designated Accelerated Progress Program at Thurgood Marshall Elementary School.

- 4 bedrooms + family room □ 1.75 baths □ Apx 2,550 SF (includes outside access basement) □ Lot 5,000 SF
- Built 1914 □ Gas Furnace □ 2010 Taxes: \$4,333 □ MLS # 65560 □ Info per KCAR

call jan selvar for a showing: 206-200-3271 | see pix at: [www.BruceandDonna.com/819](http://www.BruceandDonna.com/819)

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