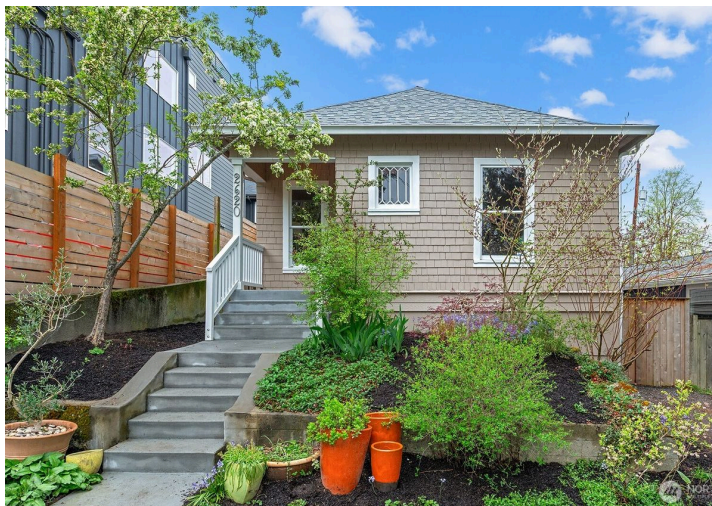
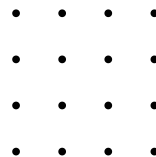
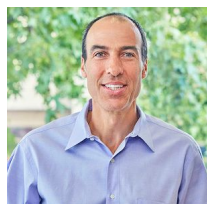


# 2620 East Roy Street

3 BD 1.75 BA 1150 Finished SF 400 Unfinished SF \$980,000



Sweet south facing 1904 Craftsman in the lovely Arboretum neighborhood of East Capitol Hill. This 3 bedroom, 1.75 bath home has been wonderfully updated with modern conveniences. You'll love the chef's kitchen with a commercial Viking gas range, quartz counters, a hardwood prep counter, ceramic tile backsplash, and cork floors. The main level includes two bedrooms, a full bathroom with a claw-foot tub, the kitchen, laundry area, and a door to the rear deck and yard. Beautiful fir floors throughout most of the main level. The primary suite, with a 3/4 bathroom, is upstairs. The second bedroom on the main floor can also be used as a home office - it has built in book shelves and no closet. Storage space in the small basement. A spacious rear yard is quite level with plenty of room for a garden and/or play space. The large deck is ideal for outdoor meals and entertaining. One off-street parking space. Newer roof (2021) and furnace (2022). Fantastic walking neighborhood - steps to shops, restaurants, and the Arboretum, one of the nation's premier urban parks! The new express bus gets you downtown in minutes. One mile to Madison Park and two miles to UW.



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