

Benjamin Chotzen

Gerrard Beattie & Knapp LLC Residential & Commercial Real Estate

7912 Fauntleroy Way SW Lincoln Park



Charming two-story duplex across the street from Lincoln Park. The building has a newer roof, a fully fenced yard with great trees -Aspen, Willow, two Japanese Maples, flowering Dogwood, flowering Cherry, nice Wisteria and Honeysuckle vines. The home has a one-car attached garage, that makes great storage and work space, plus additional off-street parking.



The main floor unit is two bedrooms, one bath, 920 square feet, with hardwood floors, coved ceilings, a wood burning fireplace (new venting needed), a pantry, a full sized washer and dryer, and a new 95% efficient gas furnace.



The upper unit includes one bedroom, a three-quarter (shower only) bathroom, 730 square feet on two levels, living room with hardwood floors, a washer and dryer, plus a small deck with a greenhouse.



Convenient location with tennis, fishing, Colman salt-water swimming pool and one of Seattle's "destination" parks.

\$399,000

Main: 2 BR, 1 Bath
Upper: 1 BR, .75 Bath
Sq. Ft.: 1650
Built: 1947
Heat: Gas and electric
Roof: Composition
Parking: Garage, off-street
Lot Size: 5600 SF
Floors: Hardwood
Taxes: \$3379 ('09)



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