



PRIME WALLINGFORD LOCATION!

\$453,900

1323 N 38th St, Seattle 98103

This 1906 2 story home is located in a prime Wallingford location just off Stone Way and walking distance to Lake Union, Gasworks Park, Google, Adobe, Bastyr, Wallingford playfield, The Whale Wins and Joule restaurants. The home has been used as a non-conforming duplex but can easily be converted back into an elegant, light filled single family home. Move in now and convert while occupying. Upstairs find two bedrooms, living room, full bath, laundry hookup. Downstairs unit has living room, dining area, kitchen, bedroom w/walk-in closet and bath.



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Features:

- ◆ **3 bdr / 2 baths**
- ◆ **Year built: 1906**
- ◆ **2370 sf**
- ◆ **Scores: Walk 89, Transit 56, Bike 86**
- ◆ **2013 taxes \$4,428**
- ◆ **MLS # 613065**

Large, clean, full height basement could also be converted to additional living space. Updated systems include new gas furnace, hot water heater. Electrical and plumbing systems mostly updated. New windows throughout most of home some leaded glass windows. Easy to maintain yard. This home is a remodelers dream!

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Vijya Patel — Madison Partners
(206) 418-6260
vijya@vijya.com

