

# Residential Client Detail Report

Listings as of 04/14/08 at 4:58pm

Lot: Unit #:



[See Additional Pictures](#)

<b>5634 2nd Ave NW Seattle 98107</b>					
<b>Status</b>	Active	<b>Beds</b>	3	<b>List Price</b>	769,990
<b>Listing#</b>	27196582	<b>Baths</b>	3.50	<b>Sold Price</b>	
<b>County</b>	King	<b>Fireplaces</b>	1	<b>Year Built</b>	2001

<b>Style</b>	15-Multi Level	<b>Appx. SQFT</b>	2220
<b>Bldg Type.</b>	Built On Lot	<b>SQFT Src.</b>	KCR
<b>Covd Prkg.</b>	1 Garage-Attached	<b>Acres</b>	0.000
<b>Project</b>	Ballard Acre Tracts	<b>Lot Size</b>	0

<b>School Information:</b>		<b>Area</b>	705
<b>School District</b>	Seattle	<b>Community</b>	Phinney Ridge
<b>Elementary</b>		<b>Map:</b>	534
<b>Jr. High</b>		<b>Grid:</b>	G-4
<b>High School</b>		<b>Pool</b>	

<u>Room Locations</u>			<u>Property Details</u>		
<b>Bedrooms</b>	L	M	<b>Heating/Cooling</b>	Central Air, Forced Air, High Efficiency, Other-See Remarks	
<b>Baths (Full)</b>	1	2	<b>Energy Source</b>	Natural Gas	
<b>Baths (3/4)</b>	1	2	<b>Terms</b>	Cash Out, Conventional	
<b>Baths (1/2)</b>			<b>Exterior</b>	Wood Products	
<b>Dining</b>	X		<b>Roof Type</b>	Composition	
<b>Living</b>	X		<b>Water</b>	Public	
<b>Kitchen</b>			<b>Sewer</b>	Sewer Connected	
<b>KtnEatSp</b>	X		<b>Floor Covering</b>	Bamboo/Cork, Ceramic Tile, Wall to Wall Carpet	
<b>Master</b>		X	<b>Appliances</b>	Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Washer	
<b>Family</b>			<b>View</b>	Canal, City, Mountain, Sound, Territorial, See Remarks	
<b>Rec. Room</b>			<b>Basement</b>	None	
<b>Den/Office</b>			<b>Architecture</b>	Craftsman	
<b>Fireplace</b>	1		<b>Water Heater</b>	gas/garage	
<b>Utility</b>			<b>Lease Equip.</b>	none	
<b>ExFinRoom</b>			<b>ApprvAssry Unit</b>	<b>Bus Line Nearby</b>	Yes
<b>Entry</b>	X				<b>Bus Route</b>
<b>Bonus Room</b>					
<b>Tax Year</b>	2007		<b>Annual Taxes</b>	5906	
			<b>Sr. Exemption</b>	No	
			<b>Homeowner Dues</b>		
			<b>Monthly Rent</b>		

**Directions :** From intersection of NW 56th/3rd Ave NW head east 1 blk to 2nd Ave NW (sign located here). Turn north, go past apt bldg, left at T & into 2nd drive, back side of split lot. Drive can hold many cars.

**Interior Features :** Bath Off Master, Dining Room, Dble Pane/Strm Windw, Jetted/Soaking Tub, Security System, Skylights, Vaulted Ceilings, Walk-in Closet  
**Site Features :** Cable TV, Deck, Fenced-Fully, High Speed Internet, Nat. Gas Available, Patio

**Marketing Remarks :** It doesn't get better than living on the Ridge unless you can find a special & secret place within it. You'll find it here in this modern twist on a Craftsman at the end of a secluded road. Nestled in privately above the trees this home has spectacular views from every living space, modern amenities, a wrap-around deck and environmentally conscious finishes such as cork & bamboo flooring. Only 6-yr young the home is in good condition however a 1-yr home warranty is included in the sale.

Reba E Haas / RE/MAX Metro Realty, Inc.  
 Lot Sizes And Square Footage Are Estimates.  
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