

# Residential Client Detail Report

Listings as of 08/20/08 at 8:22pm

Lot: Unit #:



<b>3418 9th Ave W Seattle 98119</b>					
<b>Status</b>	Active	<b>Beds</b>	2	<b>List Price</b>	684,500
<b>Listing#</b>	28109754	<b>Baths</b>	2.25	<b>Sold Price</b>	
<b>County</b>	King	<b>Fireplaces</b>	1	<b>Year Built</b>	2006

<b>Style</b>	18-2 Stories w/Bsmnt	<b>Appx. SQFT</b>	1800
<b>Bldg Type.</b>	Built On Lot	<b>SQFT Src.</b>	Seller-buyer to verify
<b>Covd Prkg.</b>	1 Garage-Attached	<b>Acreage</b>	0.000
<b>Project</b>		<b>Lot Size</b>	0
<b>New Const.</b>			

<b>School Information:</b>		<b>Area</b>	700
<b>School District</b>	Seattle	<b>Community</b>	Queen Anne
<b>Elementary</b>		<b>Map:</b>	534
<b>Jr. High</b>		<b>Grid:</b>	G-6
<b>High School</b>		<b>Pool</b>	

[See Additional Pictures](#)

<u>Room Locations</u>			<u>Property Details</u>		
	<b>L</b>	<b>M</b>	<b>U</b>	<b>Heating/Cooling</b>	Forced Air
<b>Bedrooms</b>				<b>Energy Source</b>	Electric, Natural Gas
<b>Baths (Full)</b>				<b>Terms</b>	Cash Out, Conventional
<b>Baths (3/4)</b>				<b>Exterior</b>	Wood
<b>Baths (1/2)</b>				<b>Roof Type</b>	Composition
<b>Dining</b>	X			<b>Water</b>	Public
<b>Living</b>	X			<b>Sewer</b>	Sewer Connected
<b>Kitchen</b>				<b>Floor Covering</b>	Ceramic Tile, Concrete, Fir/Softwood, Wall to Wall Carpet
<b>KtnEatSp</b>		X		<b>Appliances</b>	Dishwasher, Dryer, Garbage Disposal, Range/Oven, Refrigerator, Washer
<b>Master</b>			X	<b>View</b>	Canal, Mountain, Partial, Territorial
<b>Family</b>				<b>Basement</b>	Fully Finished
<b>Rec. Room</b>				<b>Architecture</b>	
<b>Den/Office</b>				<b>Water Heater</b>	
<b>Fireplace</b>				<b>Lease Equip.</b>	
<b>Utility</b>		X		<b>ApprvAssry Unit</b>	
<b>ExFinRoom</b>		X		<b>Bus Line Nearby</b>	Yes
<b>Entry</b>			X	<b>Bus Route</b>	13
<b>Bonus Room</b>					
<b>Tax Year</b>	2007			<b>Annual Taxes</b>	4769
				<b>Sr. Exemption No</b>	
				<b>Homeowner Dues</b>	
				<b>Monthly Rent</b>	

**Directions :** From Nickerson and Fremont Bridge go west on Nickerson, Left on 3rd Ave West, Right on Bertona, Left on 9th Ave west to 3418 9th Ave West.

**Interior Features :** Bath Off Master, Dining Room, Dble Pane/Strm Windw, French Doors, High Tech Cabling, Security System, Vaulted Ceilings, Wine Cellar

**Site Features :** Cable TV, Fenced-Partially, High Speed Internet, Patio

**Marketing Remarks :** Beautifully designed modern home on Queen Anne. Only 2 years old with eclectic mix of new and classic details. High-end finishes throughout including slab marble counter tops, premium appliances (Viking, Bosch, & Libert), walnut cabinets, stainless commercial shelving, Ann Sacks Tile, HUGE Waterworks Empire tub, clear fir French doors, custom lighting w/ hand-blown glass covers, 6 knotty pine floors, great yard, steam room & a fully finished one car garage. Large flat screen TV included!

Andrew L Parker / RE/MAX Mutual Realty  
 Lot Sizes And Square Footage Are Estimates.  
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