



**BALLARD**  
**1763-A NW 58TH STREET**  
**OFFERED FOR \$749,950 | MLS NO. 1479259**





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THIS GORGEOUS TOWN HOME, LOCATED IN THE HEART OF BALLARD, HAS A NEAR PERFECT WALK SCORE OF 98! IDEALLY SITUATED JUST THREE BLOCKS FROM MARKET STREET, AND A STONE'S THROW FROM ALL DOWNTOWN BALLARD OFFERINGS! COME HOME TO OPEN CONCEPT LIVING SPACES WITH HARDWOOD FLOORS, LIGHT FILLED LIVING ROOM WITH GAS FIREPLACE, CHEF'S KITCHEN WITH GAS RANGE, STAINLESS APPLIANCES, GRANITE COUNTERTOPS AND BREAKFAST BAR. SPACIOUS FEELING UPPER LEVEL FEATURES VAULTED CEILINGS, TWO BEDROOMS, INCLUDING MASTER SUITE, AND FULL MASTER BATH WITH SKYLIGHT, ALSO, FULL GUEST BATH WITH SKYLIGHT AND WASHER/DRYER. LOWER LEVEL FEATURES 3RD BEDROOM OFF BEAUTIFULLY LANDSCAPED REAR YARD, PLUS 1-CAR GARAGE. LIVING HERE YOU WILL HAVE IT ALL RIGHT AT YOUR DOORSTEP; SHOPS, NIGHT LIFE, LIBRARY, PUBLIC TRANSIT, A BIKER'S PARADISE WITH 91 BIKE SCORE AND SO MUCH MORE! THIS PROPERTY IS SITUATED ON THE BALLARD NEIGHBORHOOD GREENWAY TO GOLDEN GARDENS, GREEN LAKE, BALLARD LOCKS, WOODLAND PARK AND BEYOND. PRIVATE SETTING AT THE BACK OF THIS ZERO-LOT-LINE COMMUNITY, WITH FANTASTIC TRANSIT ACCESS, AND A QUICK COMMUTE TO SOUTH LAKE UNION AND DOWNTOWN

3 BEDROOMS  
2.5 BATHROOM  
CHEF'S KITCHEN  
MASTER SUITE  
FENCED YARD  
1-CAR GARAGE  
3 BLOCKS TO MARKET STREET  
ON BALLARD NEIGHBORHOOD  
GREENWAY

1440 APPROX SQ FT  
1250 APPROX SQ FT LOT  
GAS FIREPLACE  
RINNAI TANKLESS HOT WATER  
GAS RADIANT FORCED AIR HEAT  
SECURITY SYSTEM  
WALK SCORE 98!  
BIKE SCORE 91!



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