

\$1,250,000 - 806 W McGraw Street, Seattle

MLS® #2281410

\$1,250,000

4 Bedroom, 2 Bathroom, 1,950 sqft

Residential on 0.07 Acres

Queen Anne, Seattle, WA

Welcome to 806 W McGraw St, a Colonial gem nestled in the heart of Seattle’s beloved Queen Anne neighborhood. This enchanting home has the perfect blend of historic charm & modern comfort. The 4bed 2bath home features 1,950sf, original hardwoods, large windows that bathe the space in natural light. Updated electrical, seismically retrofit, newer windows upstairs, fresh paint & new fixtures throughout. Don’t miss the enormous 1,050sf unfinished bsmt w/ separate entrance – perfect househack opportunity to create an ADU for extra income – drafted ADU plans available! WalkScore of 84: transit, shops, cafes, parks right out your front door. The neighborhood’s rich history & vibrant community make this a place where you’ll quickly feel at home!



Built in 1926

Essential Information

MLS® #	2281410
List Price	\$1,250,000
Sale Price	\$1,175,000
Price Per SqFt	\$603
Bedrooms	4
Bathrooms	2
Full Baths	2
Square Footage	1,950

Acres	0.07
Year Built	1926
Type	Residential
Sub-Type	Residential
Style	Colonial
Status	Sold

Community Information

Address	806 W Mcgraw Street
Area	700 - Queen Anne/Magnolia
Subdivision	Queen Anne
City	Seattle
County	King
State	WA
Zip Code	98119

Amenities

Parking Spaces	1
Parking	Attached Garage
Garage Spaces	1

Interior

Interior Features	Double Pane/Storm Window, Dining Room, Fireplace, French Doors, Hardwood, Laminate Tile, Water Heater
Appliances	Dishwasher(s), Dryer(s), Disposal, Microwave(s), Refrigerator(s), Stove(s)/Range(s), Washer(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Exterior

Exterior Features	Wood
Lot Description	Curbs, Paved, Sidewalk
Foundation	Poured Concrete

School Information

District	Seattle
Elementary	Frantz Coe Elementary
Middle	Mc Clure Mid

High Lincoln High

Additional Information

Days on Market	360
Cumulative Days on Market	360
Days on Website	312