

# \$2,475,000 - 2475 42nd Avenue W, Seattle

MLS® #2322592

**\$2,475,000**

4 Bedroom, 3.5 Bathroom, 2,910 sqft  
Residential on 0.11 Acres

Magnolia, Seattle, WA

This Magnolia stunner will take your breath away! Mesmerizing views of the Sound stretching from the Olympics to Mt. Rainier. The house is saturated with natural light from windows spanning the west-facing side on both levels. Updated w/premium materials and high-quality craftsmanship, this home offers the perfect blend of sophistication & functionality. Equipped w/high-end appliances, energy-efficient systems & custom-designed storage solutions for your everyday convenience. Featuring a versatile floor plan, chef's kitchen & wet bar, huge 2-car garage & balcony off the sunroom. A spacious front patio w/a built-in BBQ, garden spaces & professionally landscaped throughout. Located in Carleton Park on one of Magnolia's most coveted streets.



Built in 1958

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 2322592     |
| List Price     | \$2,475,000 |
| Sale Price     | \$2,510,000 |
| Price Per SqFt | \$863       |
| Bedrooms       | 4           |
| Bathrooms      | 3.5         |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 2,910       |

|            |                         |
|------------|-------------------------|
| Acres      | 0.11                    |
| Year Built | 1958                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Status     | Sold                    |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2475 42nd Avenue W        |
| Area        | 700 - Queen Anne/Magnolia |
| Subdivision | Magnolia                  |
| City        | Seattle                   |
| County      | King                      |
| State       | WA                        |
| Zip Code    | 98199                     |

### Amenities

|                |                 |
|----------------|-----------------|
| Parking Spaces | 2               |
| Parking        | Attached Garage |
| Garage Spaces  | 2               |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bath Off Primary, Ceiling Fan(s), Double Pane/Storm Window, Dining Room, Fireplace, French Doors, Skylight(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher(s), Disposal, Dryer(s), Microwave(s), Refrigerator(s), Stove(s)/Range(s), Washer(s)                                            |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 2                                                                                                                                         |
| Fireplaces        | Gas                                                                                                                                       |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Brick, Cement Planked  |
| Lot Description   | Curbs, Paved, Sidewalk |
| Foundation        | Poured Concrete        |

### School Information

|            |                      |
|------------|----------------------|
| District   | Seattle              |
| Elementary | Catharine Blaine K-8 |
| Middle     | Catharine Blaine K-8 |
| High       | Ballard High         |

**Additional Information**

|                           |     |
|---------------------------|-----|
| Days on Market            | 116 |
| Cumulative Days on Market | 116 |
| Days on Website           | 257 |