

# \$2,785,000 - 4554 45th Avenue Ne, Seattle

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MLS® #2324613

**\$2,785,000**

4 Bedroom, 3.5 Bathroom, 3,980 sqft

Residential on 0.11 Acres

Laurelhurst, Seattle, WA

Northwest perfection in this Laurelhurst Beach Club modern. Bathed in natural light, the main level showcases an open concept with chef's kitchen/great room, oversized casual living room, and adjacent dining room all with easy connectivity to the level back yard. The upstairs level is punctuated by a stunning master bedroom with terrace, five piece spa bath, and walk-in closet. Upper level also features 3 graciously sized bedrooms with two additional bathrooms. The lower level offers versatility with a rec room or downstairs den space, casual entry and spacious two car garage. Just a block from Laurelhurst Park and within the coveted Beach Club boundary. Welcome home!



Built in 2015

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 2324613     |
| List Price     | \$2,785,000 |
| Sale Price     | \$2,600,000 |
| Price Per SqFt | \$653       |
| Bedrooms       | 4           |
| Bathrooms      | 3.5         |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 3,980       |
| Acres          | 0.11        |
| Year Built     | 2015        |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Residential |
| Status   | Sold        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4554 45th Avenue Ne |
| Area        | 710 - North Seattle |
| Subdivision | Laurelhurst         |
| City        | Seattle             |
| County      | King                |
| State       | WA                  |
| Zip Code    | 98105               |

### Amenities

|                |                           |
|----------------|---------------------------|
| Parking Spaces | 2                         |
| Parking        | Driveway, Attached Garage |
| Garage Spaces  | 2                         |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bath Off Primary, Ceiling Fan(s), Ceramic Tile, Double Pane/Storm Window, Dining Room, Fireplace, Hardwood, Hot Tub/Spa, Walk-In Closet(s), Wall to Wall Carpet |
| Appliances        | Dishwasher(s), Double Oven, Dryer(s), Disposal, Microwave(s), Refrigerator(s), Stove(s)/Range(s), Washer(s)                                                     |
| Fireplace         | Yes                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                               |
| Fireplaces        | Gas                                                                                                                                                             |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Cement/Concrete, Wood  |
| Lot Description   | Curbs, Paved, Sidewalk |
| Foundation        | Poured Concrete        |

### School Information

|            |                |
|------------|----------------|
| District   | Seattle        |
| Elementary | Laurelhurst    |
| Middle     | Eckstein Mid   |
| High       | Roosevelt High |

### Additional Information

|                           |     |
|---------------------------|-----|
| Days on Market            | 394 |
| Cumulative Days on Market | 394 |
| Days on Website           | 243 |