

# \$3,195,000 - 2810 46th Avenue W, Seattle

MLS® #2328710

**\$3,195,000**

4 Bedroom, 3.5 Bathroom, 4,650 sqft  
Residential on 0.20 Acres

Magnolia, Seattle, WA

Enjoy a rare opportunity to own a stunning Magnolia home that blends classic charm with modern luxury. Tucked discreetly off the boulevard this exquisite residence features exceptional craftsmanship, custom finishes & captivating views of Puget Sound & the Olympics. The expansive chef’s kitchen boasts La Cornue, Liebherr & Miele appliances & 6-ft island perfect for casual dining. Enjoy breathtaking views from the dining & living rooms or relax on the covered terrace. View primary suite with vaulted ceilings & luxurious bath. The lower level features flexible living space; family room, bedroom, wet bar & ADU potential. Gorgeous magazine featured gardens. Walking distance to Magnolia Village. Stylish & sophisticated; an entertainers paradise!



Built in 1936

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 2328710     |
| List Price     | \$3,195,000 |
| Sale Price     | \$2,938,000 |
| Price Per SqFt | \$632       |
| Bedrooms       | 4           |
| Bathrooms      | 3.5         |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 4,650       |

|            |             |
|------------|-------------|
| Acres      | 0.20        |
| Year Built | 1936        |
| Type       | Residential |
| Sub-Type   | Residential |
| Style      | Traditional |
| Status     | Sold        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2810 46th Avenue W        |
| Area        | 700 - Queen Anne/Magnolia |
| Subdivision | Magnolia                  |
| City        | Seattle                   |
| County      | King                      |
| State       | WA                        |
| Zip Code    | 98199                     |

### Amenities

|                |                 |
|----------------|-----------------|
| Parking Spaces | 2               |
| Parking        | Detached Garage |
| Garage Spaces  | 2               |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Fireplace, Hardwood, Wall to Wall Carpet, Water Heater                                                      |
| Appliances        | Dishwasher(s), Double Oven, Dryer(s), Disposal, Microwave(s), Refrigerator(s), Stove(s)/Range(s), Washer(s) |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 2                                                                                                           |
| Fireplaces        | Gas                                                                                                         |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Brick, Stucco, Wood    |
| Lot Description   | Dead End Street, Paved |
| Foundation        | Poured Concrete        |

### School Information

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

**Additional Information**

|                           |     |
|---------------------------|-----|
| Days on Market            | 256 |
| Cumulative Days on Market | 256 |
| Days on Website           | 213 |