

# \$2,295,000 - 5253 S Graham Street, Seattle

MLS® #2329568

**\$2,295,000**

4 Bedroom, 3.5 Bathroom, 4,282 sqft

Residential on 0.17 Acres

Seward Park, Seattle, WA

Sweeping Lake WA & Mt Rainier views from every level! Top quality, 500K+ reno. Meticulously maintained, this NW contemporary is exceptional. Walls of windows & abundant natural light fill the open floorplan. Enter to dramatic main floor with spacious great room & gourmet kitchen opening to view deck. Elegant dining rm w fireplace. Top floor primary suite w stunning vistas, luxurious view bath, XL walk-in closet & balcony. 2 addtl brms + bonus rm up. Lower lvl boasts lrg brm, luxury bath, gym & yoga studios, wine cellar & outdoor patio. But there’s more! A state-of-the-art movie theater! Elegant landscaping, lrg 2-car gar, AC, smart features! Just blocks to the lake, parks & cafes. Ez access to airport, LR, Dwt. The ultimate urban retreat!



Built in 2004

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 2329568     |
| List Price     | \$2,295,000 |
| Sale Price     | \$2,405,000 |
| Price Per SqFt | \$562       |
| Bedrooms       | 4           |
| Bathrooms      | 3.5         |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 4,282       |

|            |                        |
|------------|------------------------|
| Acres      | 0.17                   |
| Year Built | 2004                   |
| Type       | Residential            |
| Sub-Type   | Residential            |
| Style      | Northwest Contemporary |
| Status     | Sold                   |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5253 S Graham Street    |
| Area        | 380 - Southeast Seattle |
| Subdivision | Seward Park             |
| City        | Seattle                 |
| County      | King                    |
| State       | WA                      |
| Zip Code    | 98118                   |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bath Off Primary, Ceramic Tile, Double Pane/Storm Window, Dining Room, Fireplace, French Doors, Hardwood, High Tech Cabling, Security System, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wall to Wall Carpet, Water Heater, Wet Bar, Wine Cellar |
| 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 | Wood                   |
| Lot Description   | Curbs, Paved, Sidewalk |
| Foundation        | Poured Concrete        |

### School Information

|            |                 |
|------------|-----------------|
| District   | Seattle         |
| Elementary | Buyer To Verify |

|        |                 |
|--------|-----------------|
| Middle | Buyer To Verify |
| High   | Buyer To Verify |

**Additional Information**

|                           |     |
|---------------------------|-----|
| Days on Market            | 208 |
| Cumulative Days on Market | 208 |
| Days on Website           | 234 |