

# \$295,000 - 713 Simpson Avenue, Aberdeen

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MLS® #2371536

## \$295,000

3 Bedroom, 1.5 Bathroom, 1,080 sqft

Residential on 0.13 Acres

Benns Central, Aberdeen, WA

This tastefully designed Craftsman is looking for a new owner! The main floor of home offers about 800 sf of space that includes 2 bdrms w/ a Jack-n-Jill bathroom boasting a large corner jetted tub! All new appliances in the kitchen, along with new appealing butcher block counter tops. This home also has a 864+ sf daylight basement offering 280+ sf of finished space which includes a bedroom/extra room, seating space, half bath, along with plenty of storage space! There is an attached covered carport and detached garage. Located outside the FEMA flood zone, and a prime location for many amenities, such as parks, shops, stores, schools, etc.! Public transportation nearby. Ocean beaches are only a 30 minute drive away!



Built in 1918

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 2371536   |
| List Price     | \$295,000 |
| Sale Price     | \$300,000 |
| Price Per SqFt | \$278     |
| Bedrooms       | 3         |
| Bathrooms      | 1.5       |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,080     |
| Acres          | 0.13      |

|            |                         |
|------------|-------------------------|
| Year Built | 1918                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Status     | Sold                    |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 713 Simpson Avenue |
| Area        | 198 - Aberdeen     |
| Subdivision | Benns Central      |
| City        | Aberdeen           |
| County      | Grays Harbor       |
| State       | WA                 |
| Zip Code    | 98520              |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Parking Spaces | 2                                             |
| Parking        | Attached Carport, Detached Garage, Off Street |
| Garage Spaces  | 2                                             |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Double Pane/Storm Window, Dining Room, Fireplace, Security System, Water Heater |
| Appliances        | Dishwasher(s), Microwave(s), Refrigerator(s), Stove(s)/Range(s)                 |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 2                                                                               |
| Fireplaces        | See Remarks                                                                     |

### Exterior

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

### School Information

|            |                     |
|------------|---------------------|
| District   | Aberdeen            |
| Elementary | Buyer To Verify     |
| Middle     | Miller Jnr High     |
| High       | J M Weatherwax High |

### Additional Information

|                |    |
|----------------|----|
| Days on Market | 99 |
|----------------|----|

Cumulative Days on Market 99

Days on Website 120