

\$1,300,000 - 2809 40th Avenue W, Seattle

MLS® #2389366

\$1,300,000

4 Bedroom, 3 Bathroom, 2,090 sqft

Residential on 0.17 Acres

Magnolia, Seattle, WA

Built in 1938, this charming Magnolia home is ready for its next chapter. Lovingly cared for, maintained, and cherished for decades by the same owner. Timeless period details, including preserved hardwood floors and large picturesque windows in the living room. Coveted layout with three bedrooms and two baths on the main floor. The lower level has space for a bedroom, (or two) another bathroom, laundry, and a workshop! Located in a quiet cul de sac in a prime location, AND on a flat oversized lot, the possibilities are endless. The Western-facing backyard showcases rare plants, flowers, mature trees, and a nod to Chinese history with a tea house specially built by the owner. Meticulously tended to home now ready for your imagination.



Built in 1938

Essential Information

MLS® #	2389366
List Price	\$1,300,000
Sale Price	\$1,275,000
Price Per SqFt	\$610
Bedrooms	4
Bathrooms	3
Full Baths	1
Square Footage	2,090
Acres	0.17

Year Built	1938
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Sold

Community Information

Address	2809 40th Avenue W
Area	700 - Queen Anne/Magnolia
Subdivision	Magnolia
City	Seattle
County	King
State	WA
Zip Code	98199

Amenities

Parking Spaces	2
Parking	Driveway, Detached Garage, Off Street
Garage Spaces	2

Interior

Interior Features	Bath Off Primary, Double Pane/Storm Window, Dining Room, Fireplace, Sprinkler System, Walk-In Closet(s), Water Heater			
Appliances	Dishwasher(s),	Dryer(s),	Refrigerator(s),	See Remarks, Stove(s)/Range(s), Washer(s)
Fireplace	Yes			
# of Fireplaces	2			
Fireplaces	Wood Burning			

Exterior

Exterior Features	Brick
Lot Description	Cul-De-Sac, 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	95
Cumulative Days on Market	95
Days on Website	120