

818 W ARGAND ST

SEATTLE, WA 98119 | MLS #: 1991950

\$1,450,000 | 6 BEDS | 4.75 BATHROOMS | 3 CAR PARKING | 3,620 SQUARE FEET

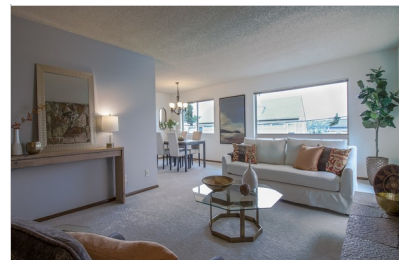


View Online: <http://www.QueenAnneCharmer.com>
For Instant Photos: Text 543400 To 415-877-1411

This affordably versatile Duplex on the north end of Queen Anne can be enjoyed in a variety of ways. The 1,800 square foot main floor living space offers 3 bedrooms and 2 full baths with a huge wide open kitchen flowing into the dining and family rooms. Head down the stairs to a 2nd living room with 3/4 bath and full kitchenette and separate exterior entry this can be used as an 800 square foot AirB&B. Autonomous to the rest of the house is a 1,200 square foot 2 bed, 2 full bath apartment with full kitchen and laundry. The market rate for the apartment is \$2,500. The home is perfectly located to allow easy access to downtown, Ballard, or Fremont in just a couple minutes, and just a short walk to Queen Anne Ave shops. This is a great find.



Copy the link found in the "Description" tab to see a virtual tour of the ADU. And... click the link below to see the virtual tour of the main house.



- Versatile single family home with an ADU - zoned LR-1
- 1,800 square feet of main level // 3 bed, 2 bath
- 600 square feet of "flex space" = additional family room or AirB&B
- 1,200 square ADU // 3 bed, 2 bath
- ADU currently rents for \$2,200 // market value is ~\$2,500
- Excellent location for any commute
- --- ADU virtual tour link below ---
- <https://my.matterport.com/show/?m=fS8Bdi3KU15>



AGENT INFORMATION

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ABOUT MATTHEW SMITH

I have been a Realtor for 21 years and in this time I have been voted "*Best in Client Satisfaction*" for 13 of the last 14 years, as seen in Seattle Magazine.



Disclaimer: All information deemed reliable but not guaranteed.