



9910 33RD AVE SW, SEATTLE WA 98126



2 BEDROOM



1 BATH



\$ 560,000



710SF | 6,300 SF LOT

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PACIFIC EDGE
PROPERTIES



PRESENTED BY PACIFIC EDGE PROPERTIES
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ARBOR HEIGHTS: A CHARMING HOME

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Sweet & charming, this Arbor Heights home on a 6,300sf lot is uniquely located on a quiet residential street, yet blocks to bus lines, Westwood Village and Fauntleroy & Lincoln Parks. Move right into this recently remodeled (2022) 2-bdrm home: a newer kitchen w/ SS appliances, a gorgeous bathroom w/ skylight, oak hardwood floors & more! The spacious living room with a cozy gas fireplace is flooded with natural light and looks into the landscaped front garden (& apple trees!) The fully fenced backyard oasis is a dream with beautiful tree canopies & territorial views. A large utility room, basement & shed = extra storage. Parking next to home for 2+ cars. Quick drive or bus ride to West Seattle, SEATAC, Seattle DT, Alki & White Center. Call this home!



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THINGS TO LOVE ABOUT OUR HOUSE!

- We absolutely love the serenity of sitting in our backyard and enjoying a sunny afternoon. We have so much privacy and the natural greenscape is always calming. The flat yard has been great for hosting outdoor gatherings.
- We are surrounded by natural beauty on our neighborhood walks. Heading South, we get gorgeous views of Mt. Rainier. Heading West, we get views of the Puget Sound and the Olympic Mountains.
- We have really enjoyed the many amenities in the area; all just minutes away. To name a few of our favorites: The Fauntleroy "urban village" with its lovely views and small town coastal vibes; this junction is minutes away with lovely restaurants, a hair salon, a corner market and and other amenities; the food scene in White Center, including favorites like Beer Star Brewery and Full Tilt Ice Cream. Lastly, just the convenience of being so close to Westwood Village for groceries and shopping (QFC, Target, Ulta, etc)



LOCATION! LOCATION! LOCATION!

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• Around the Neighborhood

- Fauntleroy "Urban Village" and the Wildwood Market & Eatery: 3 mins by car on the way to Lincoln Park
- Westwood Village QFC, Marshall's, Target, Ulta Beauty, 3 mins by car
- Fauntleroy Park 10 minutes walk (.7 miles)
- Lincoln Park & Colman Pool 6 mins by car (2.2 miles)
- Fauntleroy Ferry to Vashon Island 5 mins by car (1.6 miles)
- Downtown Seattle 18 mins drive/ 40 minutes by bus
- SEATAC Airport: 15 mins by car
- White Center Main Street for dining, breweries & shopping: 4 mins by car (1.5 miles)

