

Upgrades and Features

1529 E Calhoun St | Montlake

Upgrades completed by current owners, since 2011

- Garage doors and structural components
- Garage ceiling and heat ducts insulation
- Security system
- Garage interior wall and door
- In-wall wiring for speakers in living room (currently capped)
- New roof (new plywood all replaced) by Johnson Roofing and vented skylight (2013)
- Rebuilding of deck, using IPE wood
Ipe is a sustainable exotic natural wood that is one of the hardest and most dense. It's extremely durable and naturally resistant to rot/decay.
- Added hardwood floors in 3 upper bedrooms
- Lower level rec room carpet
- Living room wall unit – *solid wood*
- Light fixtures and door hardware
- Interior and exterior painting (2020)
- Water heater (2020)
- Refinished hardwood floors (2020)

Location highlights

- Across from Montlake Playfield (27-acre park with community center, tennis courts, sports fields, running track, playgrounds, water access and trails)
- Walking path at end of Calhoun to 15th Ave with easy access to Boyer
- Few neighborhood favs: Café Lago, Fuel Coffee and Monts Market
- Montlake branch library just half-mile away
- One-mile to light rail, UW campus and Burke-Gilman access

*Information provided as courtesy and not warranted by seller nor listing broker.
Buyers advised to verify information pertaining to this property independently.*

High-caliber, personalized representation

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