

TEN things the Sellers will miss most

1629 35th Ave, Madrona

- **Front Porch** – Our most favorite thing about the home! The perfect place for morning coffee, mingling with friendly neighbors or relaxing in the shade on hot summer days. We will greatly miss sitting in our rocking chairs, listening to records and having cocktails here.
- **Space** – Whether you're working from home, homeschooling the kids or entertaining guests, there's enough room to come together or spread out. Enjoying afternoon sun on the back patio, evenings by the fire pit, and fun games of corn hole in the side yard.
- **Natural Light** - We'll miss the way the light comes into each of the main living spaces throughout the day. There's always abundant natural light (even on gray days), with views of lush greenery and nature from the windows.
- **City But Not City** - We love the fact that we're tucked away in Madrona but also close to literally everything. We can be anywhere in Seattle — Sodo, Pioneer Square, Downtown, Capitol Hill or South Lake Union within minutes.
- **Madrona Walking Paths** - Amazing streets and paths for walking. We love all the cut-thrus and hidden pathways. At the end of 35th, there's an incredible view of Mt. Rainier that we call "The Lookout."
- **Parks and Nature** - Madrona Woods, Madrona Playground and the Washington Park Arboretum are all so close.
- **Transportation** – Three major bus lines. The number 2 is around the corner on 34th and Olive and takes you into Downtown via Union/Madison; the number 3 is a few blocks up in Madrona Center.
- **Neighborhood Eats/Drinks** - Get to the best happy hour in Seattle at Red Cow (steak frites, cocktails and more). Bottlehouse for a glass of wine or Vendemmia for insanely great Italian. And, of course, The Hi-Spot offers one of the best breakfasts in Seattle.
- **Parking** - Here, we have a dedicated spot with a charger for an electric vehicle, as well as ample street parking.
- **Character with Room to Grow** - We love the quirky double staircase, the tons of closet space, the secret room and the many different living environments this home offers.