

## TEN things the Seller will miss most

*49 W Etruria St #302, Queen Anne*

- **Sunset views over Magnolia** – The condo looks out to Magnolia, proving the best sunset views every evening.
- **Remodeled kitchen** – An amazing, updated kitchen with open shelving, soapstone countertops, high-end Bosch appliances and painted cabinets.
- **Private parking lot** – A rarity in Queen Anne! The building has a private parking lot in the alley way for parking and easy move-in and large deliveries.
- **Great natural lighting** – The whole front of the condo has north-facing windows. You receive amazing natural light with no harsh direct sunlight.
- **Fremont Sunday street market** – Sunday morning, take a short 15-min walk to Fremont. A year-round market that has antiques, handmade goods, local flowers and food trucks.
- **Queen Anne Avenue** – A 5-min drive to great local coffee shops, restaurants, shops and a farmers' markets on Thursday's (June – October).
- **Gas Works Park** – On weekends, take a 3-mi round-trip walk to Gas Works Park. Bring a blanket for a picnic and watch the sea planes over Lake Union.
- **City feel but still quiet at night** – The neighborhood is lively during the day and yet, quiet during the evening. Easily sleep with the windows open.
- **Sense of community** - The building is small, and all the residents are friendly and always willing to help. There is a great sense of community to help keep the common spaces clean and to take care of the grounds.
- **Watching the sea planes fly out from Lake Union** – In the morning and afternoons you can see the sea planes fly right over the building. A great watch from the living room or the porch with your morning coffee.