



# COMFORT & CHARACTER IN A QUEEN ANNE CAPE COD

409 WEST DRAVUS STREET, SEATTLE WA. | OFFERED AT \$1,189,000



Charming Queen Anne classic with genuine warmth and thoughtful updates throughout. Perched above the street with a private garage, the home offers elevated curb appeal and an inviting, whimsical yard with a generous grassy lot and deck -- a rare find in this neighborhood. A gracious entry with two closets and a charming staircase set the tone from the moment you arrive. Inside, the sunny living room flows into an adjacent reading library, creating a natural gathering rhythm. The updated kitchen features stone counters, ample storage, and a pantry, opening seamlessly to the dining room with oak hardwood floors. Upstairs, three bedrooms offer abundant storage and built-in bookcases. Two share a roomy bath; the primary suite includes an ensuite bathroom and walk-in closet. An Instahot tap at the kitchen sink adds a practical luxury touch. The daylight basement expands your options -- a large rec room, fire nook, half bath, and generous utility room give you flexibility whether you need a media space, home office, or room to grow. Oak Floors under carpet await your refinishing and stain vision. Move-in ready with easy access to South Lake Union, Fremont, and all the energy of Queen Anne.



## PROPERTY FEATURES

- **Primary: Ensuite with WIC**
- **Large Backyard**
- **Updated Windows**
- **Large Kitchen**
- **Library**
- **MLS: 2524145**
- **Square Feet: 2,034**
- **Year Built: 1939**
- **Parking: Garage, Attached**
- **Beds: 3 Baths: 2.50**



**Sarah Rollinger**  
206.475.5244  
sarah.rollinger@Lakere.com  
License: 114122



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