

Property FAQ's

1023 N 49th St | Wallingford

What recent upgrades and improvements have been made?

There are many! Please see the separate **Improvements List** for a complete list.

Why are the sellers selling?

The sellers have cherished this home for 25 years and are now ready to downsize.

What is the condition of the electrical and plumbing?

Both updated, with most of the work completed during the major renovation in 2001. New sewer liner and exterior cleanout installed in 2024.

Is there a record of oil tank decommissioning?

The property was converted to natural gas before the current ownership. The sellers believe the former oil tank was removed or decommissioned prior to 1996. Records are not available through the Seattle Fire Department, which is when they began maintaining records.

What can you share about the heating, cooling and water heater?

There's a high-efficiency natural gas furnace and air conditioning system with variable-capacity heat pump, installed in 2025. Installation records are available. The gas water heater is approximately 5–6 years old.

What is the age and type of roof?

The roof was installed just one year ago.

What are some notable features of the kitchen?

The kitchen was the heart of the house. The owners loved to cook and entertain. The kitchen features durable, natural Marmoleum flooring, adding color and character while providing an eco-conscious finish. A professional-grade sink and faucet complement the workspace, while open upper shelving creates a greater sense of openness without sacrificing functional storage. The premium Italian-made 6-burner range features sealed brass burners and dual-fuel cooking, along with a gas cooktop and electric convection ovens for precise, even baking. The double-oven configuration offers approximately 4.3 cu. ft. of total capacity, making it especially convenient for entertaining and holiday cooking.

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