

Improvements & Property Features

18517 53rd Ave NE | Lake Forest Park

- **Kitchen** fully renovated with new cabinetry, Italian porcelain tile floors, Bosch appliances, Zephyr range hood, dual-zone beverage cooler and modern lighting (2021)
- **Exterior paint** (2023)
- **Beautiful in-ground pool with spa** - Complete resurfacing (new plaster) and professionally-guided curing, with sand filter and pump replaced, with an approximate cost of \$30,000 (2024)
- **New plumbing fixtures** in main-level guest bath and lower-level bar sink (2024)
- **Several exterior light fixtures** (2024)
- **Lower-level bonus room:** concrete walls and floors recently painted; new door installed
- **New washer and dryer** (2024) located near primary bedroom and adjacent to lovely atrium
- **Shoji movable walls** in 4 bedrooms that can be easily opened to create larger rooms, or if more privacy needed, easily remove screen wall panels to build permanent walls with traditional door
- **Gas furnace** installed in 2005 with new control board installed Dec 2023
- **2 water heaters** – one electric (under primary bedroom); one gas (under kitchen)
- **Gas conversion** for kitchen would be easy due to proximity of gas line directly underneath
- **Many original midcentury light fixtures** – simply gorgeous!
- **Fantastic storage solutions** – mechanical room with convenient shelving and extra storage underneath stairs behind small doors
- **Multiple outdoor living spaces** and lovely atriums
- **Charming landscape ponds with waterfall**
- **Designated garden areas** with veggie garden and multiple fruit trees
- **Distinctive Japanese-inspired midcentury architecture**
- **Living room** with vaulted ceilings, bamboo floors, floor-to-ceiling windows and iconic midcentury fireplace
- **Highly desirable Shoreline School District**
- **Convenient location:** Walking distance (about 1-mile) to Lake Forest Park Town Center, Civic Club and Burke-Gilman trail; 2-minute drive to SR-522 (Bothell Way) and SR-104 (Ballinger Way)
- **Easy commuting options:** (20-25-min) to the Eastside, Seattle and Everett



View this document and more information on the property website!

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