

WHY I LOVE THIS HOME

7046 24th Ave NW, Seattle, WA 98117

There are so many reasons why this was the perfect house for our family. As a mom of a young child, I appreciated the full bathroom with a tub right off the kitchen. When my son came home from preschool in a very dirty state, I could bathe him as I kept an eye on dinner simmering on the stove. The backyard was the perfect size for playing and relaxing in the sun with enough room to raise three adorable chickens. The peach tree on the southside of the house was so pregnant with peaches when we moved in that some branches were touching the ground! I quickly learned how to make peach jam and even made personalized labels every year with my son's photo. I also discovered that peach trees in Seattle are quite a rarity. Friends, coworkers and neighbors looked forward each summer to getting bags of fresh peaches. I left the ladder and fruit picker just for you!

The house itself is large with wonderful high ceilings. My husband set up a shop in the garage and I turned part of the expansive basement into a gym. Later we turned the garage into my son's teenage hangout space so he could play guitar and video games without worrying about noise. I loved that we could walk my son to elementary school and later he would walk with friends to high school. I rarely drove my car on the weekends because we could walk to multiple grocery stores, the farmer's market, restaurants, bakeries, parks, the post office and the gym.

Ballard truly has a community feeling with all the amenities and great schools at your doorstep. I know you will love this house and the locale as much as we did.

~ Mishelle Jin



Debbie Jefferson

Real Estate Broker

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7046 24th Ave NW Home Improvement

2021

Repair Basement Hot Water Pipe	\$	2,211.91	Beacon Plumbing
Paint - inside, outside, bsmnt, tile floor, replace -replace vanity top, replace 2 lights,	\$	38,511.00	Puget Sound Contracting Svcs
Reinsulate Attic - incl repair	\$	2,237.14	Crawl Pros

2020

Family Room Window Replacement & Sill Repai	\$	1,383.83	Larry Kempf Repair
Garage Finish	\$	2,133.48	Larry's Repair
Replace Fence Backyard	\$	409.01	
Closet Floor Repair Master	\$	507.31	Oscar Illanes - Restoration
Master Bedroom Sill Repair	\$	500.00	Oscar Illanes - Restoration
Drywall Install - garage	\$	537.74	

2018

Amigo Gutters	\$	1,150.54	
Level Line Gutters	\$	1,434.05	

2017

Install New Bathtub Downstairs	\$	2,431.34	Larry's Repair
New Tub & Fixtures	\$	748.16	Ferguson
New Microwave	\$	273.99	Albert Lee

2016

Replace Basement Back Door	\$	463.19	Larry's Repair
Replace Water Heater	\$	2,849.60	AAA Water Heaters
Replace W&D	\$	1,718.55	Home Depot

2011

Kitchen Remodel etc	\$	20,314.66	Orvold Construction
Ikea Kitchen	\$	4,641.34	
stove, microwave, dishwasher, light fixtures	\$	1,463.44	Home Depot, Best Buy
Paint Exterior	\$	5,816.68	Nelson Painting

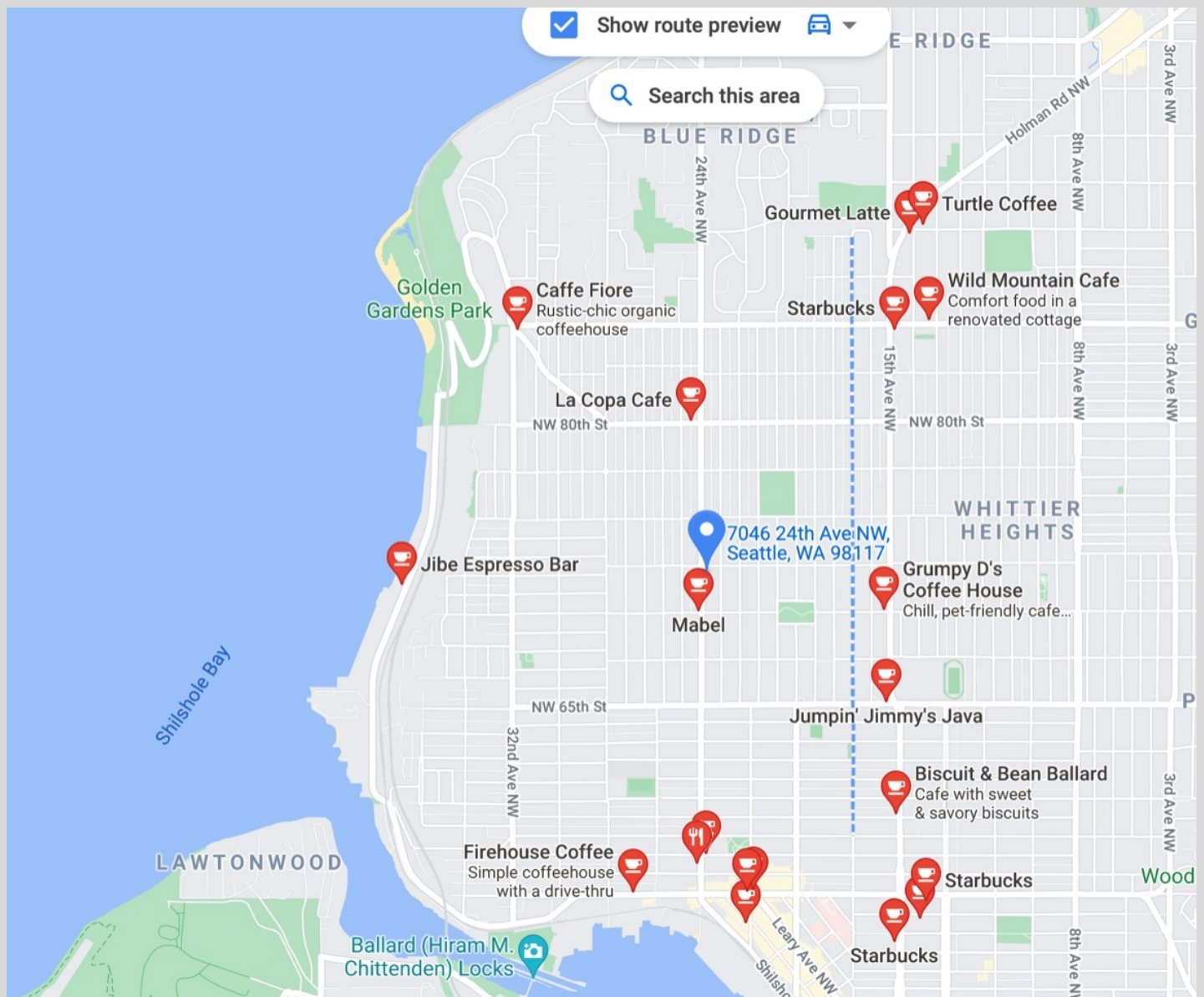
2010

Replace Furnace	\$	7,774.50	Greenwood Heating
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2007

Replace Roof	\$	12,269.76	A Better Roofing Co
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Total \$ 111,781.22



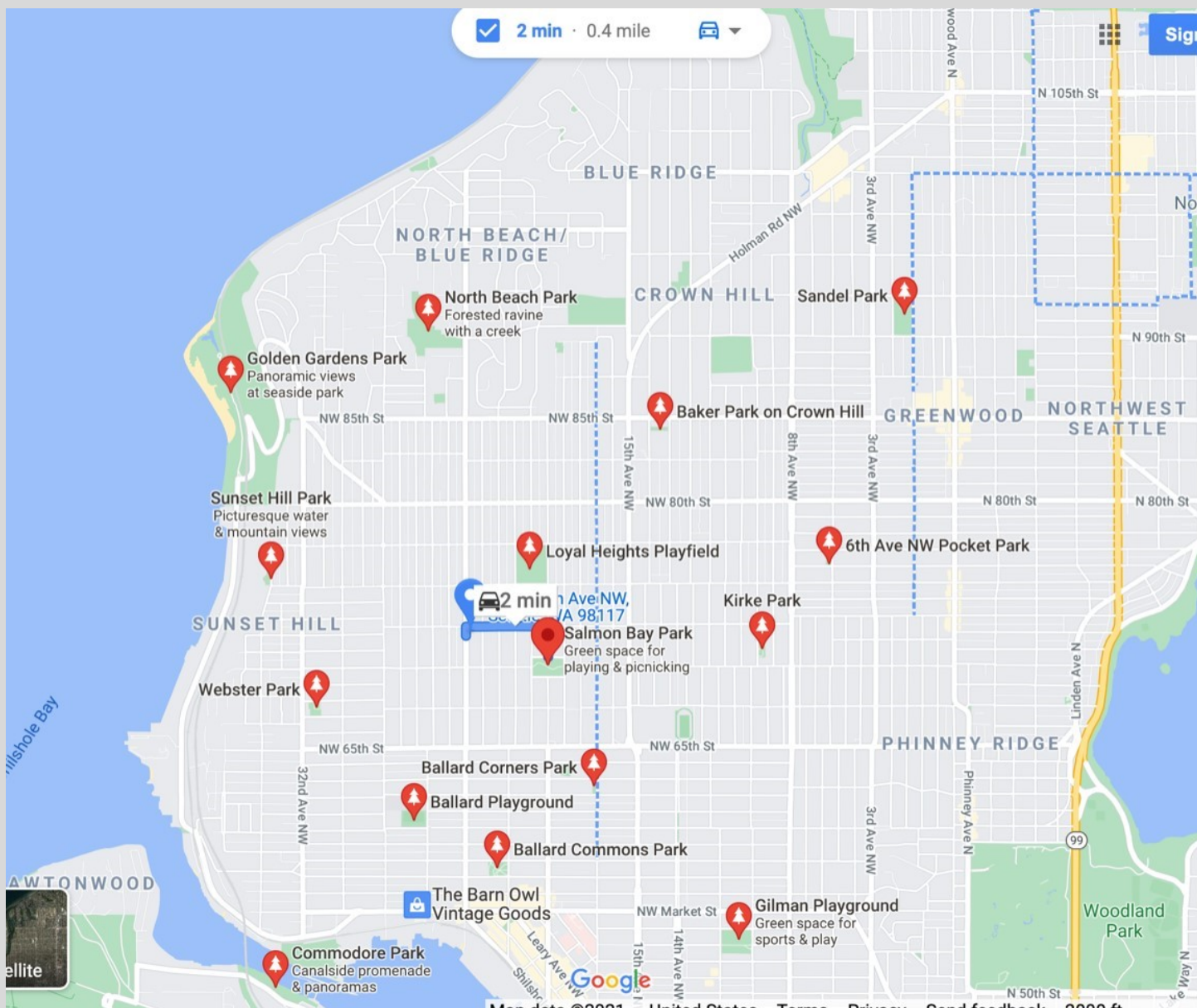
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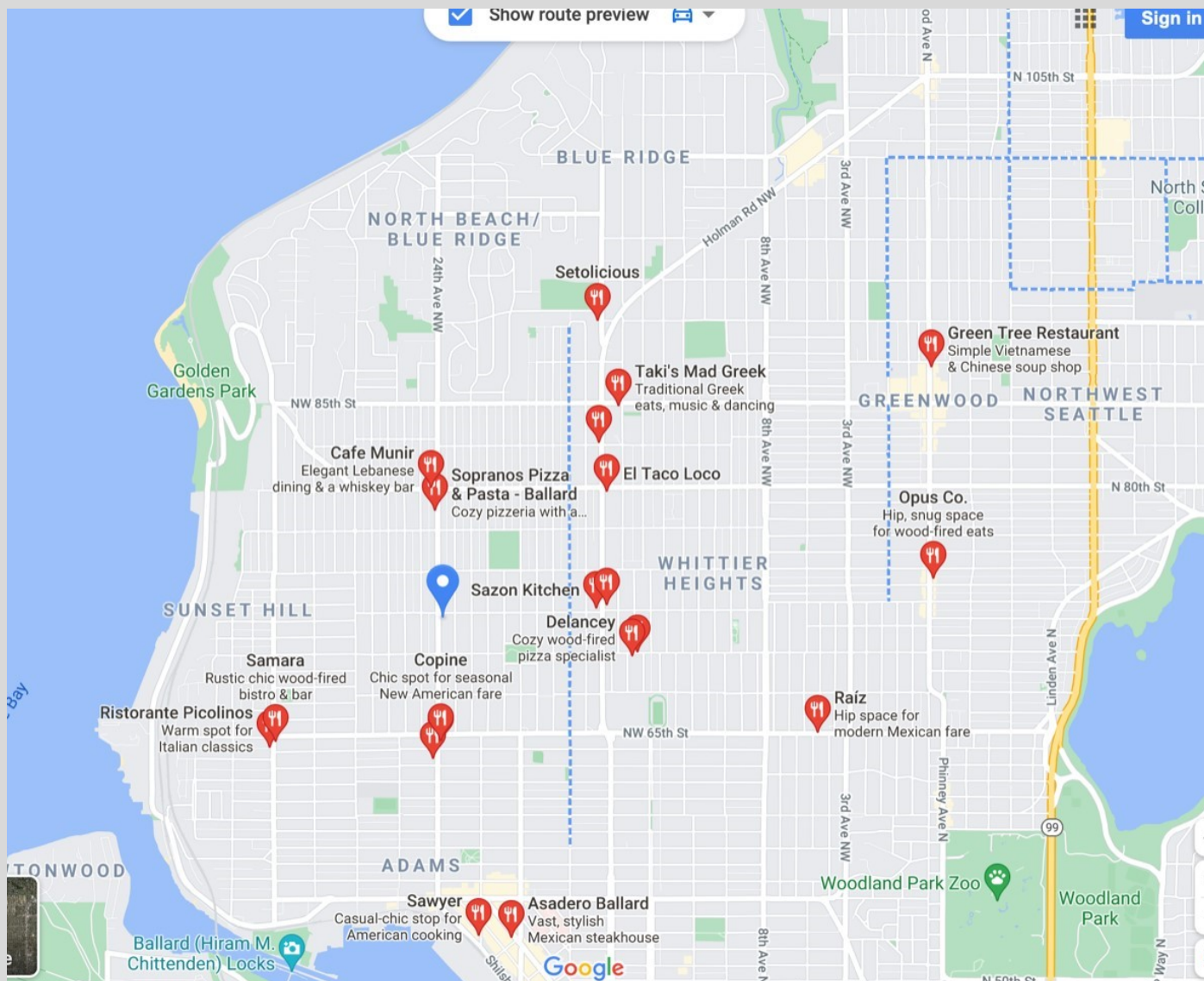
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