

# BALLARD PLACE CONDOMINIUMS • 1545 NW 57TH ST



**#402**

one bedroom plus den  
854 square feet + deck

2 garage parking spaces  
#140 and #141

Storage space #264

HOD=\$326

2010 taxes: \$2412

**\$300,000**

**THIS FOURTH FLOOR APARTMENT, ON THE QUIETER NORTH SIDE OF THE BUILDING, HAS BEEN IMMACULATEDLY KEPT: IT SHOWS LIKE NEW!**

The formal tiled foyer has an adjacent coat closet and laundry room and opens to a practical den with desk nook. The open kitchen, dining and living area are bright and well designed, a mantled fireplace anchoring the space, the granite counters adding sparkle, and the wood cabinetry warmth.

A deck off the living room allows space for a table, chairs and big BBQ.

The bath is tiled and spacious with big counters.

The bedroom easily accommodates a king size bed and a walk-in closet separates the bedroom and bath.



Built in 2003, this well built condominium presents a classic façade of blond brick, a gracious formal, arched entry with double height windows, and established street plantings along the wide sidewalk, creating a classic city streetscape. Ideally situated within easy walking to the vibrant Ballard shopping and restaurant district, showplace modern library, and public square, with easy access to many buses and major arterial routes. A walker's paradise!

The gracious lobby and wide hallways are brightly lit with beautiful finishes and detailing. A formal staircase leads from the lobby to the 2nd floor common facilities including a beautiful, big party room with kitchen, T.V., and opening to a lounging patio area with two hot tubs as well as an outdoor shower. A conference room and business center are situated off the party room. Adjacent is a sauna and the exercise room. A roof top deck provides more common area lounging and plantings with 360 degree views.

Concierge service and an on-site facilities manager make sure that all is taken care of, and that the needs of residents are attended to. A night time security guard is also employed.



Lake

**cynthia & mack**

cynthia creasey & john "mack" mccoey

lake & company real estate

7801 green lake drive n • seattle washington 98103

NiceSeattleHomes.com • 206-276-8292

Information believed reliable but not warranted. Buyer to investigate to their own satisfaction.