

# WESTHAVEN CONDOMINIUMS • 2617 NW 59TH ST



## Westhaven

### #102

two bedrooms

892 square feet + deck

1 garage parking space

HOD=\$160

2009 taxes: \$2104

**\$295,000**



The Westhaven is of intimate scale (five units) and as a result, buying opportunities are rarely available here. Built in 1991, its mature landscaping adds a depth of warmth and beauty. Situated on a quiet street in the center of the hip Ballard Universe, it's only a couple blocks to Café Besalu – artisan bakers of the best-croissant type pastries in the world! It's a short walk to downtown Ballard and to the new Ballard Library and Ballard Commons Park!

Sited up off the street for privacy with easy garage parking below, a covered public entry leads to a light-filled hall. The apartment occupies the western side of the building with windows on three sides!



The interior entry door leads to a spacious, open plan dining, living and kitchen with breakfast bar. Color palette is neutral tans and whites with Craftsman-style delineated wainscoting. Sliders lead to a deck at one end of the living room.

Comfortably sized bedrooms and a full bath open off the central hall; the larger master bedroom has an ensuite half bath and overlooks a landscaped area toward the south.

The in-unit washer & dryer are conveniently located in the hall. There's also an included storage space in the garage.

With newer construction comes greater thermal efficiency – with dual pane windows and modern insulation. The homeowners dues, \$160/month, include cable, landscaping, water/sewer/garbage, and are kept minimal because they've chosen to self manage.

All in all, it's a lovely setting in a delightful central Ballard location!



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