

**8317 DUNCAN AVENUE S**

8317 DUNCAN AVE S, SEATTLE, WA 98118

**\$1,050,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

## 8317 DUNCAN AVENUE S

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98118

This one-of-a-kind custom-built 1960s Seward Park home appeals to the most discerning of Mid-Century Modern admirers. Every part of this home has been lovingly updated & restored, including the original Luan mahogany paneling, Texas Sandstone fireplace, & Beechwood built-ins. In addition, this home has an incredible layout boasting a primary suite, 3 extra bedrooms, a 2nd bath, a dining room, gracious living room, & open den complete with a 2nd dishwasher & wet bar-all on the main level! Whether it's formal dinner parties, cocktail parties, summer BBQs or brunches-this home was built for entertaining.

**Heating Type: Baseboard,**  
**Cooling: No A/C,**  
**Sewer: Public,**  
**Fireplace Count: 2 Fireplaces,**  
**Water: City Water**

**\$1,050,000**



For those who love to whip up fabulous meals, you will fall in love with the remodeled kitchen, brimming with cabinet storage and counter space. There is even a 2nd oven for when you need to host a large holiday event. Head downstairs and you will find a fully finished basement, which makes an awesome guest or party space. Or converted this to its own ADU at some point for extra income. Then there is the two car garage-perfect for vintage car lovers or those who want to craft. The final key feature of this mid-century home is that it is wonderfully designed for easy access to the grand lanai from both the den and the primary suite. This sun-soaked outdoor space is stellar for growing beautiful tomatoes, hosting evening gatherings around the firepit, or enjoying a late evening soak in the hot tub. This is a home truly made for sharing joyful times with your friends and community!



