

6738 36TH AVENUE SW

6738 36TH AVE SW, SEATTLE, WA 98126

\$1,300,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

6738 36TH AVENUE SW

6738 36TH AVE SW, SEATTLE, WA
98126

Sunshine in Gatewood. Remodeled for modern West Seattle living, this home has three stories to tell: views, light, and a thoughtful 2017 remodel. City, Sound and mountain views take the lead from multiple levels, with alley-side utilities helping keep the outlook open. Light moves through connected main living spaces, onto the east-facing deck and up into vaulted bedrooms. The 2017 remodel brings a fresh, modern feel without losing classic West Seattle character, with hardwood floors, metal roof, heat pump and mini-splits for year-round heating and cooling. The main level flows from kitchen to dining to living, with two bedrooms and a full bath nearby.

**Sewer: Public,
Fireplace Count: 2 Fireplaces,
Heating Type: Forced Air,
Water: City Water,
Special Program: Global Luxury**

\$1,300,000



Just off the kitchen, the deck makes outdoor living easy, whether it's coffee, dinner, fresh air or a quiet moment above the backyard. Upstairs, two spacious bedrooms include full baths, walk-in closets, vaulted ceilings, exposed beams and Juliet balconies. The finished lower level adds a second living room with a fireplace and room for future vision. Outside, the flat, fully fenced backyard is framed by mature plantings, fruit trees, grape arbor, magnolia and Japanese maples. Alley access adds flexibility. The Gatewood location keeps West Seattle favorites close: The Junction less than two miles away, plus parks, beaches, coffee, dining, groceries and transit nearby. Close to RapidRide C Line and the planned West Seattle Link extension, bringing future light rail service to Alaska Junction.



