

603 W 13th Avenue
Spokane, WA 99204
MLS: 202416547

Special Features Sheet

Simply lovely 2 story craftsman at Cliff Park! Gorgeous details & meticulous care throughout. Below is a compilation of some of the home's special features.

Location:

- 4 houses from Cliff Park
- Less than 1 mile to both Providence Sacred Heart and Deaconess Hospitals
- Minutes to downtown Spokane
- Less than 1 mile to Manito Park, .4 miles (4-5 blocks) to Cannon Hill & Cliff Drive Edwidge Woldson City Overlook. Huckleberries, Beneditos, Sushi Blossom and other neighborhood favorites all a short walk away.
- Mature trees including flowering dogwood, snowball bushes, and heritage lilacs

Living Spaces:

- Star of the show... the absolutely gorgeous wood floors with detailed inlay!!!
- Foyer opens up to both the formal living room and up the split staircase with butler's stairs from kitchen side leading to the 2nd level.
- Large formal living features restored wood mantle, brick fireplace with newer gas insert & original hearth tiles.
- Box beam ceilings and picture rails perfect for artwork display.
- Formal dining room also features plate rack trim & built in window bench
- Both living and dining rooms have gorgeous picture windows with leaded glass detail
- Dining hutch has mirror inlay and leaded glass cabinet fronts
- "Music Room" off the dining has built in bookshelf with accent lighting, closet and "Waterloo" humidifier vent that is not in operation but left as a historical feature of the home. This room would also make a great den or library.

Kitchen & Mud Room Areas:

- Solid wood white cabinets with ample storage. Some cabinet fronts removed for open shelving look but still onsite if new owner prefers closed cabinet style. Recently painted inside and out.
- Stainless appliances including glass top range and newer Bosch dishwasher.
- Tiled backslash & refinished original wood floors
- Rear entry room off kitchen with glass door to backyard could act as overflow pantry or mud room space

All information is deemed reliable but not guaranteed and Buyers should do their due diligence to verify all information.

Bathrooms:

- Half bathroom with toilet and pedestal sink off kitchen has lots of built in linen storage. (Mirror is excluded from the sale)
- 2nd floor main bath features tiled shower & tub combo, newer vanity with Carrara marble counter, period appropriate hexagon print vinyl flooring, newer toilet and long walk in closet.
- Basement ¾ bath & laundry room combo features a new stainless utility sink, shower and a private toilet room with storage and hand wash sink. Washer & dryer are included.

Bedrooms:

- All 2nd floor bedrooms are extra large with long walk in closets and built in dressers.
- Each bedroom features overhead lighting and period appropriate wall mounted sconce accent lighting.
- Primary suite has a private covered balcony with planter box and views overlooking the neighborhood. Great spot to capture the sunset and changing seasons!
- Linen storage in the 2nd floor hallway

Basement:

- Basement bedroom works well as an office and features a decommissioned fireplace. The vintage fireplace cover is not included in the sale but can be sold separately for \$1,800.
- Basement features painted wood floors (possibly fir?) in landing and in 4th bedroom.
- Family room features carpet and 2 walls of full length built in cabinetry/workbench space/shelving
- Unfinished mechanical room has lots of storage potential.
- Unfinished cellar pantry off laundry could double as a future wine cellar.

Floorplan & Mechanical:

- Primary suite & 2 guest rooms on the 2nd level of the home; 1 bedroom in the basement
- Possible ADU/in-law set up in the basement with the 4th bedroom, laundry with ¾ bath, large family room and private side entry.
- Many light fixtures are on dimmers and have been rewired
- Newer roof (prior owner)
- High efficiency 96% gas forced air with electric heat pump for heating & A/C (2023)
- Newer gas fireplace insert in formal living maintained annually by Falco's.
- New electric hot water tank with seismic straps (2023)
- Electrical panel updated in the mid 80's and has room for expansion.

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Other Features:

- Single car garage with attic storage and shared driveway.
- Backyard is fully fenced with sprinkler system and mature trees.
- Variety of perennial plants
- Porch swing included in the sale

Seller's Favorites & Special Feature Notes:

- The front porch magic and summer sunsets
- The house floorplan has amazing flow
- The soft natural light throughout the house
- Holidays around the fire have been the most festive and picturesque ever
- The round brass disk on the dining room floor was for a butler's bell that which would have went to the butler's bedroom room in the basement and the kitchen most likely.
- Walks to sleepy Cliff park, the Edwidge park overlook, Cannon park, Manito, Rocket and Rockwood coffee shops and Huckleberries were a treasured part of life there...

Virtual Tour and Video Links:

- See the full virtual tour at: <https://site.tourmyhome.com/603-W-13th-Ave>
- Video walkthrough is available at: <https://player.vimeo.com/video/947125002>