



526 31st Avenue East

\$469,900

in The Arboretum



This conveniently located and very charming 2 bedroom cottage sits in a rare, quiet urban cul de sac. It is within easy walking distance of the chic Madison Valley commercial zone, Washington Park and the Arboretum.

The kitchen was remodeled for a chef with soapstone and John Boos butcher block counters and cork floors. Cork was also used as flooring in the remodeled bath.

Large casement-style cottage windows provide abundant natural light and the mature landscaping offers great privacy.



- 2 bedrooms, 1 bath
- remodeled chef's kitchen
- remodeled bath
- private dead-end street
- short walk to Madison Valley restaurants, shops & services
- deeded off street parking
- large, private rear deck and patio perfect for entertaining

call **philip patterson** for private showings

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walkthrough movie and photos available at

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