

# MICHELE SCHULER

## COMMON BUYER QUESTIONS & ANSWERS

### WHY IS THE SELLER SELLING?

The sellers relocated out of the country.

### HOW OLD IS THE ROOF?

Original - 2003.

### HOW OLD IS THE HEATING SYSTEM?

Original - 2003.

### HOW OLD IS THE WATER HEATER?

2014.

### ARE PETS ALLOWED?

Yes. Domestic dogs, cats, and caged birds are allowed, subjected to section 5.3 of the CC&Rs.

### CAN THE PROPERTY BE RENTED?

Yes, but the tenant must receive a copy of the CC&Rs.

### ARE SHORT TERM RENTALS RESTRICTED?

No. There are no rental restrictions in the CC&Rs.

### WHO IS RESPONSIBLE FOR LANDSCAPING?

Each unit owner is responsible for the landscaping of their property.

### HOW MANY UNITS ARE IN THE DEVELOPMENT?

There are 8 units in the development.

### HOW MANY UNITS IN THIS BUILDING?

There are 2 units in the building. 55% of the cost of painting/staining/roof is attributed to this home and 45% to the adjoining home.

### IS THE ROOF SHARED WITH THE ADJACENT UNIT?

Yes, the roof is shared with the adjacent unit. Unit A is responsible for 55% of the cost of roof replacement of that structure. (Unit B is responsible for 45%.)

### HAS THE PROPERTY BEEN PRE-INSPECTED?

Yes, the property was pre-inspected in February 2024. This is available from the listing agent upon request.

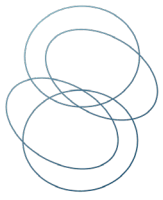
### WHERE ARE THE LOT LINES?

Please refer to title to see all lot lines and ingress/egress easements. Buyer to verify all information to their satisfaction.

**Michele Schuler**

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## WHAT WE **LOVE** ABOUT 4504 A NE 55TH STREET

- **QUIET** and safe **NEIGHBORHOOD** for walking/jogging. We took our dog for long walks around the block every single day!
- Great **NEIGHBORS**. In general, people in this area are quite friendly.
- **MAGNUSON PARK**: I went there almost every week. The park is HUGE with dog parks and also a dog beach.
- **BURKE GILMAN TRAIL** is right in front of the house. Great for relaxing long walks on the weekends and for bikers.
- Super convenient to **UNIVERSITY VILLAGE** and **U-DISTRICT**.
- **METROPOLITAN MARKET** within walking distance.
- Good **SCHOOL DISTRICT**.
- **FENCED OUTDOOR SPACE** served as a BBQ and hangout area in the summer, provides privacy, and keeps four-legged family members contained.
- A cute hardware store, **CITY PEOPLE SANDPOINT**, is nearby.
- **BALCONY** was perfect for morning meditations and is an ideal outdoor area to take a break and get fresh air.
- We used the second bedroom for a **HOME OFFICE**. It has great lighting and provides a nice view outside.
- Plenty of **PARKING**. We had people over all the time and never had problems with parking.
- The **ELECTRONIC FIREPLACE** is low maintenance, looks cool, and keeps warm during the winter.



# 4504A NE 55th St SEATTLE



Eckstein Middle School

Burke Gilman Trail

Magnuson Park

Roosevelt High School

Bryant Corner Cafe PCC Community Market

Sand Point Elementary

Seattle Sunshine Coffee

Cookie Break

Metropolitan Market Sand Point

Gretchen's Place

UNIVERSITY DISTRICT

University Village

Seattle Children's Hospital

University of Washington Golf Range

University of Washington

LAURELHURST

Husky Stadium

Scan to see the interactive Map

