



Welcome home to 12248 16th Ave S in Boulevard Park

Thoughtful upgrades include:

2020: Brand New Roof, by Forever Roofing (5-year warranty).

2020: Furnace serviced by Glendale Heating, report available.

2017: Three in-ground garden-beds and perineal raspberry patch, with three separate varieties installed.

2016: New vapor barrier in crawl-space.

2015: Four in-ground garden beds, designed on contour with the slope of the landscape installed on the back lawn. Owners practiced organic gardening practices including soil restoration, crop-rotation, cover-cropping, etc. U-Mass Soil test results available.

2015: Custom rainwater catchment system installed. Home gutters collect and route rain water into an above-ground 2500 gallon cistern. The cistern is piped to the raspberry garden and has a built-in overflow system which can easily be routed to the side-sewer or the garden, depending on owner preferences.

2015: Security system installed, with optional ongoing service by Absolute Security Alarms, based out of Ballard, Seattle. co buyer can continue if desired.

2015: Entire home electrical and panel update by Mirsky Electric. With Final Permit by City of Burien.

2015: Sewer scope video by Hydrophysics, report available.