



# SPECIAL AGENTS HOUSEBOATS

**Danny Varona-Marin**

Real Estate Broker

☎ 206 979 6350

✉ Danny@SpecialAgentsRealty.com



**\$329,000**

MLS#1495881



**1818 Westlake Ave N #D5, Seattle, WA 98109**



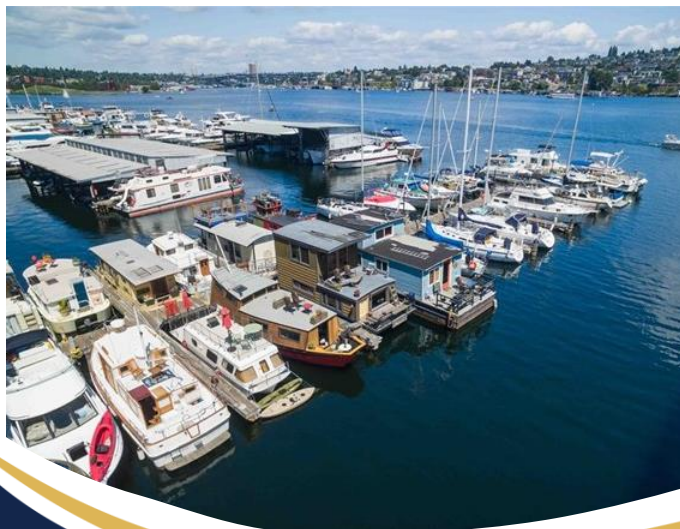
## Rutabaga Houseboat

Welcome aboard "Rutabaga", a classic two-story Seattle houseboat (city approved FOWR #764) on Lake Union. Completely redone in 2014. You'll love the efficient layout and the upstairs' bedroom's cute deck looking out over the water through the French doors. Lots of windows for lots of light. Spectacular views of downtown. Has full washer/dryer and dishwasher. Minutes from South Lake Union, Fremont, Queen Anne. \$1050/mo slip fee includes utilities, 1 yr lease, pets & 30+ days rentals allowed (AirBnB/VRBO is prohibited on Lake Union).

- ✓ Live the seattle houseboat lifestyle! Imagine
- ✓ Walk to waterfront every day!
- ✓ Quick access to downtown Seattle!
- ✓ Kayak at a moments notice!
- ✓ Watch Lake Union Living every day!
- ✓ Feel like you are on vacation every day!

- ⚓ Floating On-Water Residence #764
- ⚓ Built in 1983, rebuilt in 2014
- ⚓ Approx. 477 sq.ft.
- ⚓ Fiberglass over wood hull
- ⚓ 1 bedroom, 1 bath
- ⚓ Queen-size bed
- ⚓ Deck off bedroom on second floor
- ⚓ Hardwood floors
- ⚓ Spacious, open space concept
- ⚓ Propane stove, oven, & heater
- ⚓ Washer, dryer, & dishwasher
- ⚓ Wi-Fi available
- ⚓ RPZ parking available – zone 25
- ⚓ 1-year moorage lease (\$1050/mo) includes Water/Garbage/Electricity/Liveaboard
- ⚓ Marina allows pets and rentals (AirBnB/VRBO is prohibited on Lake Union).
- ⚓ Moored at Waterworks Marina – the closest houseboat community to SLU.





## Rutabaga's Financial Estimates

|                  |               |
|------------------|---------------|
| Purchase Price   | \$ 329,000.00 |
| 20% Down Payment | \$ 65,800.00  |
| Financed Amount  | \$ 263,200.00 |

### Monthly Expenses

|                                       |                    |
|---------------------------------------|--------------------|
| Loan Payment 25yr (5yr cashout) 6.25% | \$1,620.57         |
| Liveaboard slip/moorage fee           | \$ 1,050.00        |
| Estimated Personal Property Taxes     | \$ 274.17          |
| Insurance (estimate)                  | \$ 205.63          |
| Blackwater pumpout service            | \$ 75.00           |
| Electricity                           | Included           |
| Water                                 | Included           |
| Garbage                               | Included           |
| <b>Total</b>                          | <b>\$ 3,225.36</b> |

**Special Financing Available**



**SPECIAL AGENTS  
REALTY**

Information presented believed to be accurate. Buyer to verify all information.