

# Stylish Mid-Century

8708 22nd Avenue Northwest Offered at \$1,985,000

**There are so many things we love about living here. Below is our Top 10 list of things we think make Olympic Manor so special.**

1. **The amazing neighbors.** This is a neighborhood where everyone has each other's back. Whether it's taking in the mail while you're out of town, or friendly waves while you're out for a walk— everyone is so kind and looks after one another.
2. **The holiday spirit.** With 200+ trick-or-treaters for Halloween, unbeatable holiday lights displays during the darkest months, and an ice cream truck during the summer, Olympic Manor feels festive all year long.
3. **Wide streets and well-kept sidewalks.** This is a great place to walk the dog, learn how to ride a bike, or have a party without worrying about parking.
4. **Walkability to neighborhood staples** like; Swansons, Larsen's, Sunny Hill, Cafe Fiore, Sound View Park, and Golden Gardens.
5. **Carefully preserved Mid-Century architecture.** It's a huge point of pride to own a part of Seattle's history.
6. **Proximity to great schools.** North Beach Elementary and Whitman are both in walking distance and help to create a strong sense of community.
7. **How close we are to downtown Ballard;** We frequently take a long walk (or short drive) down the hill for dinner, shopping, doctor's visits, breweries, and events that happen in Ballard.
8. **Olympic Manor Community Center.** Our small-but-mighty community organization that organizes garage sales, plant sales, and BBQ's. They also publish a newsletter and have a helpful online forum for things like recommending contractors and finding babysitters.
9. **Grocery shopping.** We are spoiled for choice with nearby options like Ballard Market, Safeway, Trader Joe's, PCC, QFC, and the new Metropolitan Market opening this year on 15th/85th.
10. **The beautiful views.** There's nothing like coming home on a clear day and being greeted by both the Sound and the Olympics.



**Anne Willoughby Nelson**  
206.660.3055  
anne.willoughby.nelson@compass.com  
annewilson.com



**Robyn MacIntyre**  
206.669.8994  
robyn.macintyre@compass.com  
compass.com