

CharmingKirklandHome.com



12845 109th Ave NE Kirkland - \$685,000

Lovely fully remodeled rambler in the desirable Juanita area. The flowing floorplan boasts 1,280 s.f. and features 3 bedrooms, 1.75 baths on a 9,829 s.f. lot.

Beautiful front yard with luscious plants and cozy front patio welcome you to the home. The living room features skylights, vaulted ceiling and beautiful wood floors. Stunning remodeled kitchen includes ample cabinetry, granite counters, glass tile backsplash and stainless steel appliances included. Dining room with skylights, vaulted ceiling and slider leading to the rear yard. Adjacent family room features wood burning fireplace wrapped in custom tile. Laundry room with tile floor - washer and dryer included!

Generous master bedroom with new carpet and white millwork. Remodeled master bathroom features custom oversized vanity, custom tile shower with glass door and tile floor.

Two additional bedrooms are spacious both with new carpet and white millwork. The full hall bath has been completely remodeled and includes granite counters, ample cabinetry, custom tile shower and tile floor.

Lush, fully fenced rear yard with fire pit, mature plants and a backdrop of majestic trees from the greenbelt. Attached 2 car garage is fully finished and features new garage doors and openers.

Outstanding Lake Washington schools - Robert Frost Elementary, Kamiakin Middle School & Juanita High.



— 3 Decades of Helping Buyers & Sellers Succeed! —

www.EastsideHomes.com

425-466-1000



Windermere
REAL ESTATE

Official Real Estate Company of the Seattle Seahawks



Home and Property Features

- Square Feet:** 1,280
- Style:** Rambler
- Bedrooms:** Master, 2 additional bedrooms.
- Baths:** 1.75 - 1 full bath and 1 three quarter bath
- Flooring:** Hardwood, tile and carpet.
- Living Room:** Features skylights, vaulted ceiling and beautiful wood floors
- Dining Room:** Skylights, vaulted ceiling and slider leading to the rear yard.
- Kitchen:** Stunningly remodeled! Includes ample cabinetry, granite counters, glass tile backsplash and stainless steel appliances included.
- Family Room:** Features wood burning fireplace wrapped in custom tile.
- Master Bedroom:** Includes new carpet and white millwork
- Master Bath:** Remodeled with custom oversized vanity, custom tile shower with glass door and tile floor.
- Additional Bedrooms:** Spacious both with new carpet and white millwork.
- Full Bath:** Completely remodeled and includes granite counters, ample cabinetry, custom tile shower and tile floor.
- Laundry:** Off the family room with tile floor - Washer and Dryer included!
- Garage:** 2 car attached is fully finished and includes new doors and openers.
- Front yard** - Beautiful front yard with luscious plants.
- Rear yard** - Lush, fully fenced rear yard with fire pit, mature plants and a backdrop of majestic trees from the greenbelt.
- Heating:** Forced Air
- Roof:** Composition
- School District: Lake Washington**
 - High School:** Juanita
 - Middle School:** Kamiakin
 - Elementary School:** Robert Frost
- Utilities:** PSE Gas & Electricity, Northshore water and sewer.
- Lot:** 9,829 s.f.
- Year Built:** 1963

Pre-Inspection available at:

CharmingKirklandHome.com



Additional Photos, Information & HD Video tour at: CharmingKirklandHome.com