

11404 110th Ave NE, Kirkland

\$1,250,000

KIRKLAND NEIGHBORHOOD



Complete details, photos, 3D tour, 4K video tour and Pre-Inspection at:

CharmingKirklandHome.com


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Evergreen Privacy and Easy Living, Updated Kirkland Home on a Large Lot

Surrounded by mature evergreens and set on a generous 9,441 square foot lot in Lake Washington School District, this refreshed 3 bedroom, 2.75 bath home offers 1,710 square feet of comfortable living with a flexible floorplan. Recent improvements including new roof, new interior paint, and new carpet create a clean, move in ready feel from the moment you arrive. Updated exterior paint, a newer fence, and newer decks add confidence and curb appeal, while a newer electric water heater supports long term peace of mind.

Upstairs, everyday living centers around a practical, light filled kitchen with warm cabinetry, generous counter space, and a newer Bosch dishwasher that makes cleanup quick and easy. The layout keeps cooking, serving, and gathering connected, with easy access to the outdoor spaces for al fresco meals and effortless entertaining. Also on this level are all three bedrooms and two full baths, creating a comfortable separation between the home's gathering spaces and the quiet retreat of the sleeping wing.

The lower level is designed for easy living and entertaining. A spacious family room is anchored by a classic brick fireplace, creating a cozy focal point for movie nights or quiet evenings in. Warm wood wainscoting adds character, and wide windows bring in natural light. Nearby, a versatile bonus nook works beautifully as game area, a home office area, or a hobby space. A three quarter bath on this level is ideal for guests, along with a lower level laundry area with upper cabinetry to keep supplies neatly organized.

Step outside to a spacious elevated deck with room for dining and entertaining, overlooking a lush, level lawn framed by towering evergreens for a peaceful sense of privacy. Stairs lead directly to the yard, a storage shed keeps tools and seasonal items out of the way, and the fully fenced backyard offers a secure, usable outdoor setting for gardening, relaxing, or play.

With a two car garage for parking and storage, a neighborhood trail leading to Alexander Graham Bell Elementary, and quick access to parks, waterfront recreation, and the Juanita area, this home pairs meaningful updates, versatile living spaces, and an inviting outdoor setting in one compelling package.



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Home Features

Sizes and dimensions are approximate, actual may vary.

Bedrooms 3 | Baths 2.75 | 1,710 Square Feet | 9,441 Sq. Ft. Lot

Bedroom Information

- # of Bedrooms: 3
- # of Beds (Upper): 3

Bathroom Information

- # of Baths (Total): 2.75
- # of Full Baths (Upper): 2
- # of 3/4 Baths (Lower): 1

Parking Information

- Garage: Attached
- Garage Spaces: 2

Utility Information

- Water Source: Public
- Water Company: City of Kirkland
- Power Company: Puget Sound Energy
- Sewer: Sewer Connected
- Sewer Company: City of Kirkland
- Cable/TV Provider: xFinity
- Internet Service Provider: Ziply/xFinity

School Information

- District: Lake Washington
- Elementary: Alexander Graham Bell
- Middle: Finn Hill
- High: Juanita

Interior Gathering Spaces

- Living Room
- Dining Room / Nook
- Family Room / Bonus Space

Interior Features

- # of Fireplaces: 2
- Fireplace Features: Gas, Wood
- Flooring: Ceramic Tile, Hardwood, Carpet

Exterior Features

- Style Code: Split Level
- Roof: Composition
- Energy Source: Natural Gas
- Heating Information: Forced Air
- Cooling Information: Whole House Attic Fan

Tax Information

- Tax Annual Amount: \$9,098
- Tax Year: 2025
- Senior Exemption: No

HOA Information

- Has no HOA