

12845 109<sup>th</sup> Ave NE, Kirkland

\$1,035,000

## JUANITA NEIGHBORHOOD



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

# KirklandRambler.com

  
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## Turnkey Rambler: Vaulted Ceilings, Fully Updated, Private Deck

Tucked into the quiet Juanita Hills subdivision and framed by towering evergreens, this thoughtfully updated single-level home delivers the easy, one-floor living so many buyers are searching for. From the moment you step inside, vaulted ceilings and a pair of skylights wash the open living space in natural light, creating a bright, welcoming atmosphere that flows effortlessly from room to room over warm wood-tone LVP flooring and a neutral, modern palette.

At the heart of the home, the updated kitchen pairs crisp white shaker cabinetry with quartz counters, a gray tile backsplash, and stainless appliances. A breakfast peninsula offers casual seating and keeps the cook connected to the dining and living areas, while stylish pendant lighting and open shelving add both function and character. Just off the kitchen, a sunlit dining space and a comfortable family room with a tile-surround electric fireplace give you flexible places to gather, relax, and entertain, all anchored by an open layout that makes hosting a pleasure.

Three bedrooms include a primary suite with its own private, updated bath, accessed through a sliding barn door. Both bathrooms have been refreshed with tiled showers, quartz-topped vanities, and designer finishes that feel modern and move-in ready. A dedicated laundry and utility room keeps day-to-day chores out of the main living areas, and the attached two-car garage adds everyday parking and storage. With recessed lighting, refreshed finishes, and a smart, livable layout throughout, the home is truly turnkey from front door to backyard.

Step out through the slider to a spacious composite deck that steps down to a private, fenced backyard. Mature landscaping, established garden beds, blooming roses, a fire pit, and a separate storage shed create the perfect backdrop for summer barbecues, quiet evenings under the trees, or weekend gardening. The serene, level lot offers a true sense of retreat and plenty of room to spread out, while the seamless connection between the deck and living areas makes indoor-outdoor living effortless all season long.

Located in the Lake Washington School District and within easy reach of Kirkland shopping, dining, parks, and major commute routes, this is a rare opportunity to own a turnkey single-level home in one of the area's most established and welcoming neighborhoods. Comfortable, updated, and ready for its next owner, this is one you will want to experience in person.





## Home Features

Sizes and dimensions are approximate, actual may vary.

**Bedrooms 3 | Baths 1.75 | 1,280 Square Feet | 9,829 Sq. Ft. Lot**

### Bedroom Information

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

### Bathroom Information

- # of Baths (Total): 1.75
- # of Full Baths (Main): 1
- # of 3/4 Baths (Main): 1

### Parking Information

- Garage: Attached
- Garage Spaces: 2 with Storage Options

### Utility Information

- Water Source: Public
- Water Company: Northshore Utility District
- Sewer: Sewer Connected
- Sewer Company: Northshore Utility District
- Power Company: Puget Sound Energy

### School Information

- District: Lake Washington
- Elementary: Frost
- Middle: Kamiakin
- High: Juanita

### Interior Features

- # of Fireplaces: 1
- Fireplace Features: Wood
- Flooring: Ceramic Tile, Laminate, Wall to Wall Carpet

### Exterior Features

- Year Built: 1963
- Style Code: One Story
- Roof: Composition
- Energy Source: Electric
- Heating Information: Forced Air
- Site Features: Fenced-Fully

### Tax Information

- Tax Annual Amount: \$9,547.00
- Tax Year: 2026
- Senior Exemption: No

### HOA Information

- Has no HOA