



204 13th Ave, Kirkland  
**\$2,188,000**

**SPECIFICATIONS & FEATURES**

- 5 Bedrooms
- 5 Bathrooms (2-full, 2-3/4, 1-1/2)
- 4,550 SF Home
- 7,255 SF Lot
- 2015 Taxes: \$17,494
- Built in 2007
- 2 Gas fireplaces
- Covered front porch
- 2-story entry with bold, leaded glass French doors and a dramatic wrought iron staircase
- Main floor guest suite/den
- Formal dining room with box beam ceilings
- Casual dining space
- Library/Sitting room
- Slab granite kitchen
- Generous family room with a gas fireplace and built-in speakers
- Powder room with glass vessel sink
- Vaulted master suite with a fireplace, 5-piece bathroom and private view deck
- Second floor laundry room
- Recreation room
- Wine room
- Extensive millwork throughout
- Hardwood and Travertine flooring throughout
- Expansive windows to capture the views
- Clerestory windows
- Custom shutters
- Lighted art niches
- Closet organizers
- Covered western porch
- Entertainment paver patio
- Professionally landscaped yard
- Fully fenced area
- In-ground sprinklers
- Landscape lighting
- Privacy shrubs
- 3-Car garage
- Understairs storage
- Air conditioning
- Two furnaces
- Nest thermostats
- Security system
- Fire sprinkler system
- New exterior paint 2015



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**Location~Location~Location!** This prime East of Market location embraces sunny southwest exposure with stunning views of Lake Washington, Seattle skyline and the Olympic Mountains. Built in 2007, the impressive craftsman offers excellent livability with a versatile floor plan to suit all your needs. Move with ease through the generous slab granite kitchen featuring ample antiqued cabinetry with pull-out shelving; high-end, stainless steel appliances; pot filler; substantial island with breakfast bar; and an eating nook, a planning desk and access to a convenient barbecue deck. The inviting family room is the heart of the home exercising seamless transitions to both the kitchen and the covered porch - perfect for indoor/outdoor entertaining. A special highlight is the main floor guest suite featuring vaulted ceilings, ¾ bathroom, walk-in closet and French doors to a view deck. Travel up the dramatic, wrought iron staircase to the romantic master suite with a gas fireplace; two sets of French doors to a private view deck; and a sumptuous 5-piece bathroom complete with a walk-in closet, two vanities, large shower and a stylish clawfoot tub. Two additional vaulted bedrooms, one with a private view deck, share a full Jack 'n Jill bathroom. Escape to the lower level recreation room with wet-bar, abundant built-ins, mini-frig and projection screen - the ideal venue for movie night or watching the big game! The beautiful corner lot is just blocks to downtown Kirkland and displays professionally landscaped garden beds, lush lawn, fenced area, covered porch and paver patio.

