

122 10TH AVENUE KIRKLAND

I N C L U D E D F E A T U R E S

INTERIOR DETAIL

- Heated concrete floors throughout
- Custom 2 story atrium with fig tree, canaries, finches and quail
- Full-home automation
- 200 gallon saltwater aquarium with live corals
- 6' linear gas fireplace
- Basement level with separate entrance
- Pet room with catio and access to dog run
- 10' ceilings throughout the main level
- Spray foam insulated exterior walls
- HRV unit for fresh air
- Built-in vacuum system

KITCHEN

- Custom stone island with bar sink
- Gorgeous walnut cabinetry
- Open shelving for plants, storage & display
- Thermador appliance package
- Under counter convection oven/microwave
- Walk-in pantry

PRIMARY SUITE

- Stained cedar ceiling and accent wall
- Private view patio
- Built-in espresso maker
- Generous walk-in closet with custom organizers
- Luxurious bath features spa-like shower with multiple body sprays
- Large soaking tub with ceiling mount tub filler
- Linear skylight provides natural light

OUTDOOR LIVING

- 2,800 gallon koi pond with ipe bridge and custom glass art
- Large outdoor patio
- Built-in grill
- Custom steel planter boxes
- Built-in gas fire pit
- Fully irrigated landscaping
- Accent lighting
- Custom kinetic sculpture by local artist Troy Pillow

DADU

- One bedroom, 1.5 baths
- Great room kitchen & living area
- Powder bath smart glass for views & privacy
- Large outdoor living space
- Rooftop deck with sweeping views
- Dedicated off street parking with EV Charger

ADDITIONAL FEATURES

- 2 car garage with EV Charger
- City (Seattle & Bellevue), mountain and lake views
- Incredible sunsets
- Top-rated Lake Washington schools
- Steps to neighborhood and waterfront parks
- Access to a variety of coffee shops, restaurants & boutique shopping
- PCC & QFC within walking distance
- Easy transit access to downtown Seattle

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Offered at \$5,699,990.00
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