





SPECIFICATIONS & FEATURES

3 Bedrooms • 2.75 Bathrooms 3,320 SF Home • 7,100 SF Lot 2017 Taxes: \$12,412 • MLS# 1079874

MAIN FLOOR

- Entry inviting covered front porch with bold wood beams opens to a formal entry with a clerestory window
- **Den** attractive, main floor den with French doors, picture window and an adjacent 3/4 **Bathroom**
- Formal Dining Room
- Kitchen move with ease throughout this spacious kitchen featuring silestone counters, ample cabinetry, a walk-in pantry, Bosch stainless steel appliances, a large island with breakfast bar, planning desk and a sunlit eating nook with a slider to the patio
- Family Room open to the kitchen, this desirable great room includes a stylish gas fireplace and a double slider to the covered patio, perfect for indoor/outdoor entertaining!

SECOND FLOOR

- Master Suite generous bedroom with vaulted ceilings, French doors and a 5-piece tile bathroom featuring a dual sink silestone vanity, freestanding tub, tile shower and a walk-in closet with organizers
- Large Bonus Room
- Two additional **Bedrooms** with walk-in closets
- Full Bathroom with dual sink silestone vanity
- Laundry Room includes cabinets and wash basin

OUTDOOR LIVING

- Covered entertainment patio with recessed lighting and skylights
- Fully fenced yard with level lawn and landscaped terraces

ADDITIONAL HIGHLIGHTS

- Built in 2012
- 2-Car garage with utility racks
- Central air conditioning
- Walk-in, understairs storage
- Engineered wood floors line the main level
- Steel railing staircase with a picture window and skylight
- Clerestory windows provide maximum natural light

MODERN FLAIR

1942 3RD ST, KIRKLAND



\$1,385,000



Chic 2-story contemporary with a welcoming, open floor plan and an excellent location just minutes to both downtown Kirkland and Juanita with waterfront parks, shopping and entertainment.





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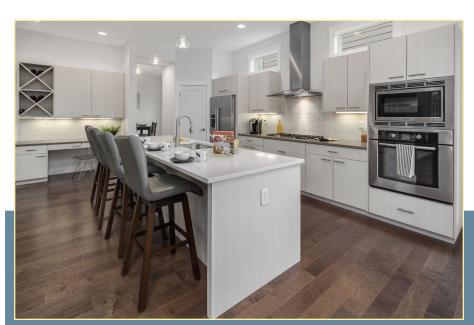


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KITCHEN-FAMILY GREAT ROOM



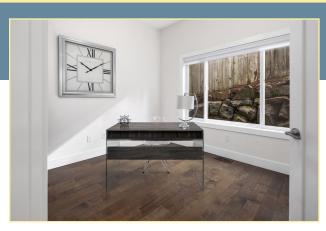


FORMAL DINING









Main Floor Den









Bonus Room





BEDROOMS TO DREAM ABOUT

