

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 ¾ **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



JUANITA BEACH PARK

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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FORMAL DINING



MAIN FLOOR DEN



BONUS ROOM



KITCHEN-FAMILY GREAT ROOM



BEDROOMS TO DREAM ABOUT

