

# CharmingKirklandHome.com



## 13209 125th Ave NE, Kirkland - \$724,000

Charming, completely remodeled home with tasteful, superior quality finishes on a quiet cul-de-sac in the Kingsgate Neighborhood of Kirkland. This flowing floorplan boasts 1,463 s.f. featuring 4 bedrooms, 1.75 baths on a luscious 7,210 s.f. lot. Updates include: All new exterior - including new siding, trim and windows. New electrical and copper plumbing, ductless mini-split system which provides heating and cooling. Fully refinished interior - fresh paint, new hardwood floors, carpet, white millwork and all new fixtures throughout.

The open entry welcomes you in with gleaming hardwood floors, soaring ceiling and spacious coat closet. Bright living room features a bay window, skylight, ceiling fan, built-ins and gas woodstove. Dining room is open to the kitchen and living room - making this a great space to entertain. Luxurious kitchen features: New soft-close cabinetry, rounded edge quartz counter, custom tile backsplash, farmhouse sink, island with seating and electrical outlets, pantry cabinet and new stainless steel appliances included.

Two main floor bedrooms with organic wool carpet, white millwork, all new doors and fixtures. The first bedroom includes a murphy bed and shelving - perfect for guests! Adjacent full bathroom has been completely remodeled, featuring quartz counter, new cabinetry and lovely tile work.

Generous master bedroom with wall of closets. Additional bedroom upstairs with large window. Stunning remodeled three-quarter bathroom with double vanity, quartz counter, oversized shower, custom tile work and designer fixtures.

Luscious, well manicured yard is fully fenced; featuring a large cedar deck, brick walkway leading to the front yard, 6 raised garden beds on a drip system with fresh produce for you to enjoy, fruit trees, firepit and 200 square foot storage shed with loft space and electrical.

Outstanding Lake Washington Schools - Muir Elementary, Kamiakin Middle School & Juanita High.



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# Home and Property Features

- ❑ **Square Feet:** 1,463
- ❑ **Style:** Two Story
- ❑ **Bedrooms:** Master, 3 additional bedrooms.
- ❑ **Baths:** 1.75 - 1 full and 1 three-quarter bathroom.
- ❑ **Flooring:** Tile, hardwood, and carpet.
- ❑ **Living Room:** Bay window, skylight, ceiling fan, built-ins and gas woodstove.
- ❑ **Dining Room:** Open to the kitchen and living room - making this a great space to entertain.
- ❑ **Kitchen:** New soft-close cabinetry, rounded edge quartz counter, custom tile backsplash, farmhouse sink, island with seating and electrical outlets, pantry cabinet and new stainless steel appliances included.
- ❑ **Main-floor Bedroom:** Two main floor bedrooms with organic wool carpet, white millwork, all new doors and fixtures. The first bedrooms includes a murphy bed and shelving - perfect for guests!
- ❑ **Main-floor Bathroom:** Completely remodeled, featuring quartz counter, new cabinetry and lovely tile work.
- ❑ **Master Bedroom:** Generous master bedroom with wall of closets.
- ❑ **Upstairs Bedroom:** Additional bedroom upstairs with large window.
- ❑ **Upstairs Bathroom:** Remodeled three-quarter bathroom with double vanity, quartz counter, oversized shower, custom tile work and designer fixtures.
- ❑ **Laundry:** Located in the main floor bathroom - washer and dryer included.
- ❑ **Heating & Cooling:** Ductless mini-split system provides heating and cooling with 5 separate heads throughout the house. Only 3 years old!
- ❑ **Roof:** High quality composition installed in 2015.
- ❑ **Yard:** Luscious, well manicured yard is fully fenced; featuring a large cedar deck, brick walkway leading to the front yard, 6 raised garden beds on a drip system with fresh produce for you to enjoy, fruit trees and firepit.
- ❑ **Shed:** 200 Square foot shed with electrical, loft space and rubber flooring.
- ❑ **Updates:** New siding, trim and windows. New electrical panel in 2017. New copper plumbing and impacts in 2017. All appliances 2019. Ductless mini-split system in 2017. Electric water heater in 2017.
- ❑ **School District:** Lake Washington
- High School:** Juanita
- Middle School:** Kamiakin
- Elementary School:** Muir
- ❑ **Utilities:** Woodinville Water, Northshore Sewer, Puget Sound Energy for gas and electricity.
- ❑ **Year Built:** 1970



**Pre-inspection, Additional Photos, Information & HD Video tour at:  
CharmingKirklandHome.com**