

5 BD | 4 BA | 3,863 SF | 8,555 SF LOT | ATTACHED 2 CAR GARAGE

### GENERAL

- Enclave of three new construction homes off of a charming dead-end residential street
- Located in a prime area of Kirkland
- Easy access to freeways, schools, parks, shopping, restaurants, downtown Kirkland
- Hardwood flooring throughout main living spaces, tile bathroom floors, bedrooms with carpet for comfort
- LED smart lighting systems throughout
- Ten foot ceilings throughout
- Eight foot doors throughout
- Custom interior railings throughout
- Sensor stairway lighting throughout
- Split AC and heating system throughout
- OPTIONAL – elevator access on all floors

### EXTERIOR

- Freshly landscaped, crafted to have minimal maintenance
- Lawn/patios surrounded with privacy created by Arborvitae
- Live green roof
- Outdoor sprinkler system
- Modern exterior iron rod railings
- Elevated entry driveway
  - Can hold up to 20,000 pounds in weight

### ENTRY – MAIN FLOOR

- Exterior entry welcomes you with tile pavers
- Smart lock door system
- Ring door bell system
- Sophisticated chandelier

### OFFICE – MAIN FLOOR

- Walls of windows with private territorial views
- Light + bright

### POWDER ROOM – MAIN FLOOR

- Floating custom cabinets
- Smart LED mirror
- Smart sensor toe kick light system
- Tile accent wall

### DINING ROOM – MAIN FLOOR

- Wall of windows
- Light + bright with private territorial views
- Accent chandelier
- Smart system accent lighting

### KITCHEN WITH EATING SPACE – MAIN FLOOR

- Stainless steel appliances
  - Thermador 48" gas stove cooktop + oven
    - Built-in pot filler
  - Thermador 30" microwave drawer
  - Thermador dishwasher
  - Monogram 48" refrigerator
- Custom made cabinetry
- 3CM quartz countertops
- Accent tile backsplash
- Above + under cabinet lighting
- 3CM quartz waterfall center island with additional seating/storage
  - Stone accent detailing
  - Island pop up outlets
  - Pendant lighting

- Custom pantry cabinetry + wine display

**LIVING ROOM – MAIN FLOOR**

- Large wall of windows
- Light + bright
- Gas fireplace with stone wall accent detailing
- Access to covered deck

**OUTDOOR COVERED DECK – MAIN FLOOR**

- Adjacent to main floor living space, perfect for outdoor entertaining all year long
- Outdoor heaters
- Iron rod railing
- Waterproof deck
- Stone pavers
- Gas hook up
- Water access

**GARAGE – MAIN FLOOR**

- Attached two car garage
- Access through the main floor
- Epoxy flooring
- Electric car charging station
- On demand smart water heater system with instant hot water
- Smart lock system

**PRIMARY SUITE – LOWER FLOOR**

- Primary bedroom
  - Electric fireplace
- Primary bathroom
  - Dual sink vanity
    - Floating custom cabinetry
    - Quartz countertops
    - Accent tile wall
    - Smart LED mirror
    - Smart sensor toe kick light system
  - Electric fireplace with space for TV above
  - Heated tile floors
  - Soaking tub with large frosted glass window for privacy
  - Walk-in tile shower
    - Rain shower head
    - Hand held shower head
- Large walk-in closet with built-in closet system + mirrored doors

**SECOND BEDROOM – LOWER FLOOR**

- Large walk-in closet with built-ins
- Private ¾ bathroom
  - Single vanity
    - Floating custom cabinetry
    - Quartz countertops
    - Smart LED mirror
    - Smart sensor toe kick light system
  - Walk-in tile shower

**THIRD BEDROOM – LOWER FLOOR**

- Large closet with built-ins

**FOURTH BEDROOM – LOWER FLOOR**

- Large walk-in closet with built-ins

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**FULL BATHROOM – LOWER FLOOR**

- Dual sink vanity
  - Floating custom cabinetry
  - Quartz countertops
  - Smart LED mirror
  - Smart sensor toe kick light system
- Large walk-in tile shower

**UTILITY ROOM – LOWER FLOOR**

- Custom cabinetry and floating shelves for additional storage
- Quartz countertops
- Built-in sink
- Front loading LG washer + dryer
- Tile flooring

**BONUS/REC ROOM – BASEMENT FLOOR**

- 100” electric fireplace with stone accent wall
- Smart accent lighting
- Wall of windows bringing in natural light
- Access to side outdoor patio and lower lawn
- Wet bar
  - Microwave drawer
  - Under counter beverage refrigerator
  - Built-in sink
  - Floating custom cabinetry and shelving
  - Quartz countertops
  - Tile backsplash
- Additional stacked LG washer + dryer for convenience
- Additional closets for ample storage space

**FIFTH BEDROOM / FLEX ROOM – BASEMENT FLOOR**

- Large closet with built-ins
- Use as a bedroom, workout room, or additional bonus room

**3/4 BATHROOM – BASEMENT FLOOR**

- Single sink vanity
  - Floating custom cabinetry
  - Quartz countertops
  - Smart LED mirror
  - Smart sensor toe kick light system
- Large walk-in tile shower