



*Expansive Layout with Flexible
Living Spaces & ADU Potential*



EAST OF MARKET Light Filled Northwest Contemporary

\$2,499,950



SPACIOUS | ELEVATED | LIGHT-FILLED

KIRKLAND 227 8th Ave

Located in Kirkland's highly sought after East of Market neighborhood. Just moments from downtown Kirkland's vibrant shops, acclaimed dining, waterfront parks, and marina. Enjoy a walkable lifestyle with easy access to top rated Lake Washington Schools and everything the city has to offer.



MAX ROMBAKH

STATS

BEDROOMS	5 + REC + OFFICE
EXTRA ROOMS	BONUS + EXTRA FIN ROOM
BATHROOMS	4 FULL + 3/4
TOTAL SQ FT	4,390
LOT SIZE	5,500 SQ FT
YEAR BUILT	2000
MLS	2556092

PROPERTY FEATURES

- Glimpses of Mt. Rainier & the Bellevue skyline
- Multiple view decks, including a great room deck with retractable awning & gas hookup
- Private backyard with mature landscaping, artificial turf, garden beds, patio, & irrigation system
- 2 car garage
- Built-in vaccum + built-in speakers
- Security system
- A/C
- White oak hardwood floors, soaring ceilings, skylights & brand new carpet throughout most of the home

INTERIOR FEATURES

- Expansive light filled layout with 5 bedrooms with multiple ensuites, office, bonus room, rec room & additional finished flex room
- Spacious great room with gas fireplace, built-in speakers, custom desk & access to the view deck
- Chef's kitchen with an 11' island, Thermador double ovens + gas cooktop, Monogram refrigerator, hot water filtration system, & alder cabinetry
- Convenient dumbwaiter connecting all three levels
- Private primary retreat with view deck, walk-in closet & luxurious 5 piece bath with heated floors, jetted tub & dual vanities
- Lower-level rec room with full second kitchen, bonus room, & additional bedroom ideal for an ADU



MAX
ROMBAKH

MANAGING BROKER
WINDERMERE REAL ESTATE

206.227.0737
MAXR@WINDERMERE.COM
MAXROMBAKH.COM


Premier
PROPERTIES


Windermere
REAL ESTATE