



*Rare Waterfront Build Opportunity
with Unforgettable Sunset Views*



WEST OF MARKET Waterfront Build Opportunity with Sunset Views

\$4,998,880



WATERFRONT | VIEWS | BUILD OPPORTUNITY

KIRKLAND
1811 1/2 10th St W

Located in the sought-after Rosepoint neighborhood with 60 feet of private waterfront access. Just minutes from downtown Kirkland's vibrant shops, dining, parks, and waterfront. Enjoy easy access to Juanita Village amenities and top-rated Lake Washington Schools.



MAX ROMBAKH

STATS

BEDROOMS	4 BEDS + BONUS
BATHROOMS	2 FULL + 3/4
TOTAL SQ FT	2,480
LOT SIZE	37,552 SQ FT
YEAR BUILT	1960
MLS	2514108

PROPERTY FEATURES

- Sunny 37,552 SF lot
- 60ft of level and private waterfront on Lake Washington
- Unforgettable sunset views
- Sprawling lawn leading directly to the lake
- Large deck overlooking the backyard
- Moments to downtown Kirkland shops, dining, parks & waterfront
- Award winning Lake Washington Schools

INTERIOR FEATURES

- Custom build opportunity
- Charming existing home ideal for rental income or comfortable use while planning your future home
- 2 bedrooms upstairs, including a large primary bedroom with 3/4 bathroom
- View-filled kitchen, living room and dining room with waterfront outlooks
- Double-sided brick fireplace
- Walls of windows capturing lake views
- Daylight basement/bonus room with direct outdoor access
- 2 bedrooms on the lower level



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