



MAX ROMBAKH

Thoughtfully reimagined with timeless character and beautifully updated spaces



EAST OF MARKET Timeless Charm, Beautifully Reimagined

\$1.5MM



CHARM | LOCATION | CHARACTER

KIRKLAND
413 9th Ave

Located in the highly sought after East of Market neighborhood, just moments from downtown Kirkland's vibrant waterfront, acclaimed dining, boutique shopping, parks, and marina. Enjoy tree-lined streets, a strong sense of community, and access to top rated Lake Washington schools.



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STATS

BEDROOMS	4 + OFFICE + REC ROOM
BATHROOMS	FULL + 3/4
TOTAL SQ FT	1,860
LOT SIZE	7,800 SQ FT
YEAR BUILT	1968
MLS	2530452

PROPERTY FEATURES

- New fully fenced backyard
- Spacious back deck designed for entertaining
- Fresh landscaping throughout
- New exterior paint
- New driveway and sidewalks
- One-car garage with 2 additional parking spots
- Close proximity to downtown Kirkland, parks, waterfront, dining, and shopping

INTERIOR FEATURES

- Thoughtfully updated interiors with timeless character, hardwood floors, fresh interior paint, and abundant natural light throughout
- Bright, open-concept living spaces with oversized window and seamless connection between the living, dining, and kitchen areas
- Updated kitchen with granite countertops, fresh white cabinetry, stainless steel appliances, new refrigerator, and large Kraus sink
- Dining area with direct access to the expansive back deck
- Main level with 3 bedrooms and full bathroom with tile flooring
- Flexible lower level featuring expansive rec room with projector, office, additional bedroom, and 3/4 bath with utility area
- LG washer & dryer in utility room
- Brand new carpet throughout the downstairs level



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