



*Modern Comfort Just Steps from
the Shores of Lake Washington*



HOUGHTON Fully Updated & Steps from Lake Washington

\$2.65MM



LOCATION | LIFESTYLE | LUXURY

KIRKLAND

10117 NE 64th St

Located in Kirkland's coveted Houghton neighborhood, just steps from Lake Washington, Carillon Point, and Lake Washington Boulevard. Enjoy easy access to downtown Kirkland's vibrant waterfront, acclaimed dining, boutique shopping, parks, and top-rated Lake Washington Schools.



MAX ROMBAKH

STATS

BEDROOMS	4 BEDROOMS
BATHROOMS	FULL + 2 - 3/4 + 1/2
TOTAL SQ FT	2,700
LOT SIZE	5,125 SQ FT
YEAR BUILT	1984
MLS	2556068

PROPERTY FEATURES

- Steps from Lake Washington, Lake Washington Blvd, & Carillon Point
- Bluestone front patio with floating staircase entry
- Beautifully landscaped, fully fenced backyard designed for entertaining
- Large covered entertaining deck + multiple outdoor living spaces capturing lake & city views
- Outdoor speaker wiring, irrigation system, & landscape lighting
- 2 car garage + additional storage
- Security
- AC

INTERIOR FEATURES

- Cherry hardwood floors throughout the main level + expansive windows filling the home with natural light
- Motorized shades, built-in vacuum, wired for speakers, Nest thermostat + security system with cameras
- Open great room + dining area flowing to covered entertaining deck
- Elegant kitchen with white cabinetry, granite countertops, stainless steel appliances + generous island storage
- 2 beds upstairs, including a spacious primary suite with custom walk in closet, adjoining office with French doors + private covered view deck with 180° views
- Flexible lower level with soaring ceilings, 2 bedrooms, wine storage + backyard access



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PROPERTIES


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