



*Relax + Unwind in Your Private Urban  
Retreat in Desirable West of Market*



**WEST OF MARKET** Westerly Views of Lake Washington and Olympic Mountains

\$4.5MM



VIEWS | EXCEPTIONAL PROPERTY | SPRAWLING

## **KIRKLAND** 747 14th Avenue West

Set at the end of a quiet lane with a long driveway and stately approach. Walking distance to Kiwanis Park and Lake Washington waterfront. Close to lively downtown Kirkland and Juanita Village shopping, dining and entertainment.



MAX ROMBAKH

STATS

BEDROOMS	5
ADD'L ROOMS	OFFICE + REC + BONUS
BATHROOMS	2 FULL + 2 - 3/4 + 1/2
TOTAL SQ FT	4,039
LOT SIZE	15,306 SQ FT
YEAR BUILT	2014 (EFFECTIVE)
TAXES	\$27,470
MLS	2384353

PROPERTY FEATURES

- Rare-to-find 15,306sf lot with development potential
- Expansive West-facing covered view deck with built-in speakers
- Fully-fenced backyard with covered patio
- 3-car garage with workshop area, EV charger and ADU access
- Nest security system + cameras
- Attached 2 bedroom ADU with full kitchen and bath
- Lake Washington School District: Peter Kirk Elementary, Kirkland Middle and Lake Washington High School

INTERIOR FEATURES

- Captivating views from the voluminous great room with pitch ceilings, wood beams, linear gas fireplace, built-in speakers and 20' pocketing Fleetwood sliding door to covered view deck
- Gourmet kitchen with Miele appliances including induction cooktop, wine fridge + warming drawer, American Walnut cabinets, granite countertops and large walk-in pantry
- Main level rec room and office with built-ins and closet
- Primary suite with 5-piece spa bath, walk-in closet with custom closet organizers and access to covered patio and backyard
- Bonus room on lower level, plus two en-suites with 3/4 baths



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PROPERTIES

  
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