



Generous living spaces in an exceptional location with sweeping views



DOWNTOWN Luxury Living in Coveted Downtown Kirkland

\$2.8MM



ELEVATED | WALKABLE | SCENIC

KIRKLAND
323 6th Ave S

Located in the sought after Downtown Kirkland neighborhood, just moments from vibrant shops, dining, parks, and the waterfront. Seamless access to Google, the Cross Kirkland Corridor, and top-rated Lake Washington schools.



MAX ROMBAKH

STATS

BEDROOMS	4 + REC + BONUS + OFFICE
BATHROOMS	2 FULL + 3/4 + 1/2
TOTAL SQ FT	3,690
LOT SIZE	5,000 SQ FT
YEAR BUILT	2015
MLS	2506853

PROPERTY FEATURES

- Views of Lake Washington and the Olympic Mountains
- Two decks including a large covered front porch and private covered view deck off the primary suite
- Fully fenced backyard with patio and seamless indoor outdoor access
- Oversized 2 car garage with epoxy floors, additional storage and auto switch generator
- Security cameras, Ring system, and August smart lock
- Nest thermostats

INTERIOR FEATURES

- Thoughtfully designed 3 level floorplan with hardwood floors, crown moulding and built in speakers
- Main floor office with French doors, formal dining room and living room with fireplace
- Great room with gas fireplace flanked by custom built ins
- Chef's kitchen with Monogram appliances, double oven, wine fridge, trash compactor, rich cherry cabinetry, granite and quartz countertops, and under island storage
- Upper level bonus room and full guest bath
- Three beds upstairs including the primary suite with gas fireplace, sitting area, private covered deck and five piece bath with soaking tub
- Lower level ensuite with walk 3/4 bath and brand new carpet, connecting to a generous rec room



**MAX
ROMBAKH**

**MANAGING BROKER
WINDERMERE REAL ESTATE**

206.227.0737
MAXR@WINDERMERE.COM
MAXROMBAKH.COM

