

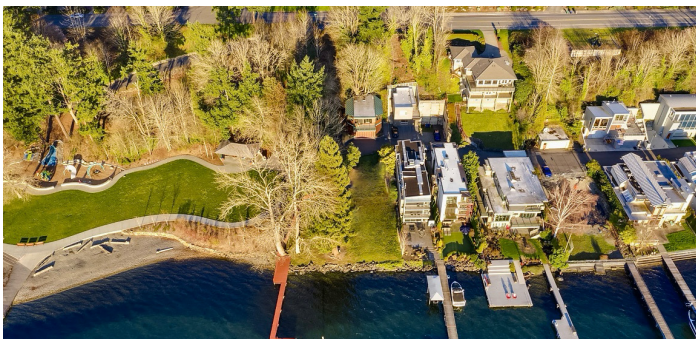


92 Feet of Shoreline for the Home
You've Always Imagined



WEST OF MARKET Rare Opportunity to Build Your Dream Home

\$10MM



VIEWS | WATERFRONT | BUILD OPPORTUNITY

KIRKLAND

557 5th Ave W

Located in the sought-after West of Market neighborhood with private waterfront shoreline and sunset views. Just moments from downtown Kirkland's vibrant shops, dining, parks, and waterfront. Enjoy easy access to Waverly Park, marina amenities, and top-rated Lake Washington schools.



MAX ROMBAKH

STATS

ADU BEDROOMS	1 BEDROOM
ADU BATHROOMS	FULL BATHROOM
ADU SQ FT	820 SF
LOT SIZE	39,882 SQ FT
YEAR BUILT (ADU)	2002
MLS	2514140

PROPERTY FEATURES

- Set at the end of a quiet lane adjacent to Waverly Park
- 92ft of private shoreline with west-facing waterfront and sunset views
- Private 84ft dock & beachfront access
- Sweeping views of the Olympic Mountains & Seattle skyline
- Existing ADU built in 2002
- Rental income or guest accommodations during construction

INTERIOR FEATURES (ADU)

- Permits approved & construction underway with an opportunity to personalize future residence
- Existing ADU with comfortable and functional living spaces
- Flexible layout for everyday use or rental occupancy, ideal for living during new construction
- Kitchen with essential appliances & storage
- Living room framed by large view windows and abundant natural light throughout
- View deck off of the living room
- Private bedroom with a full bath
- 2 car garage



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