



HIP HOUGHTON MODERN

328 10th avenue south / kirkland

Set in a coveted Kirkland locale, this home offers light, sophisticated living spaces that are just right for your modern lifestyle. Certified Built Green craftsmanship maximizes efficiency, too! Gather or relax in the fireside great room with a French slider to the view deck. The kitchen is an epicurean's delight with its quartz waterfall island, pro 6-burner DCS range, ample cabinets and walk-in pantry. Enjoy plenty of space for work, guests and recreation with a main floor office nook plus a flex room on the entry level with a slider to the fenced back yard. A sleek, open staircase leads up to your luxurious master suite with dream walk-in closet and private full bath. You will love life in desirable Houghton, just a stroll away from the waterfront, Metropolitan Market, PCC, library, pool and new Urban Center.

4 bedrooms | 3.25 baths | 2,840 sq. ft. | 5,768 sq. ft. lot | 2-car garage | Hardwood floors and new carpets
Open kitchen | Sunny south-facing deck | 90+% HE heating & cooling | Walkscore of 73 | 2019 taxes: \$13,992

OFFERED AT \$1,625,000 | MLS# 1546589 | HIPINHOUGHTON.COM



ANNI ZILZ
(206) 390-5723
anni@annizilz.com
AnniZilz.com



HOME FEATURES

328 10th avenue south / kirkland

COMFORT & FINISHES

- Certified 4-Star Built Green
- 9' ceilings throughout
- Double pane windows
- Clerestory windows on the main level provide additional year-round natural light
- Wide plank maple hardwood floors
- Seasonal lake and Seattle city views
- Custom top-down/bottom-up Hunter Douglas blinds with black-out feature
- High-efficiency furnace plus mini-split A/C in living room and master bedroom

EXTERIOR

- Timer controlled exterior lighting
- Mutual stone paved driveway and slab paver walkway
- Fully fenced yard off media room
- Low maintenance professional landscaping with automated lighting

ENTRY LEVEL

- Tile flooring
- Three-quarter bath with:
 - Radiant heat flooring
 - Quartz counter top
 - Walk-in shower with tile surround
 - Clerestory window
 - Moen fixtures
 - Kohler dual-flush toilet
 - Undermount sink
- Mud room with garage access
- Oversized 2-car garage with built-in storage

GREAT ROOM - MAIN LEVEL

- Powder room
- High efficiency recessed lighting throughout
- French slider opens to walk out view deck with modern horizontal steel railing
- Heat & Glo gas fireplace

CHEF'S KITCHEN

- White quartz counter tops
- Oversized island with waterfall edge and beverage cooler
- Belmont cabinets with soft close and under cabinet lighting
- DCS by Fisher & Paykel stainless steel french door refrigerator
- Custom finished walk-in pantry
- 6 burner DCS gas range and oversized oven with professional range hood
- DCS dish drawer dishwasher

OFFICE NOOK

- Well lit with west and north facing windows

LAUNDRY ROOM

- Quartz counter tops
- Belmont cabinets
- Samsung HE washer/dryer duo

LUXE MASTER SUITE

- Quartz counter tops and dual sinks
- Walk-in shower with elegant tile surround and dual shower heads
- Radiant heat tile floor
- Under counter lighting
- Toilet room
- Huge walk-in closet
- Wall-to-wall carpet

2ND & 3RD BEDROOMS

- Wall-to-wall carpet
- Large double door closets

MEDIA/REC ROOM

- Optional 4th bedroom with walk-in closet
- Access to fully fenced yard

HIPINHOUGHTON.COM



MERCER ISLAND



ANNI ZILZ
 (206) 390-5723
 anni@annizilz.com
 AnniZilz.com