

CharmingKirklandHome.com



7541 123rd Avenue NE Kirkland - \$625,000

Lovely home in the desirable neighborhood of Rose Hill. This flowing floorplan boasts 1,440 s.f. and features 3 bedrooms, 1.5 baths on a 10,508 s.f. lot.

Beautiful front yard with luscious plants and large front deck welcome you to the home. The living room features beautiful oak hardwoods, fireplace and a sunny window. Dining room with built-in's, oak hardwood floors and French doors leading to the rear patio. Kitchen includes ample cabinetry, built-in desk area, gas cook top and double oven - appliances included. Sunny nook with large window and built-in seating. Laundry room with storage cabinets and plenty of counter space - washer and dryer included!

Generous master bedroom with fireplace and two closets. The adjacent half bath is spacious with an oversized vanity. Two additional bedrooms are spacious, one of which features a built-in desk. The full hall bath features a sunny window and oversized vanity.

Lush, fully fenced rear yard with patio, mature plants, three storage sheds and a backdrop of majestic trees. Attached 1 car garage with ample storage above.

Outstanding Lake Washington schools - Rose Hill Elementary, Rose Hill Middle School & Lake Washington High.

Tony
M E I E R

Serving Buyers, Sellers and
their referrals since 1989.
tony@eastsidehomes.com
(425) 466-1000

Windermere
REAL ESTATE



Home and Property Features

- Square Feet:** 1,440
- Style:** 1 story
- Bedrooms:** Master, 2 additional bedrooms.
- Baths:** 1.5 - 1 full bath and 1 half bath
- Flooring:** Oak hardwoods, slate, vinyl and carpet.
- Living Room:** Sunny oversized window, fireplace and oak hardwood floors.
- Dining Room:** Oak hardwoods, built-ins and French doors leading to back patio.
- Kitchen:** Ample cabinetry, built-in desk area, gas cook top and double oven - appliances included.
- Nook:** Eat-in kitchen area with built-in seating and sunny window.
- Master Bedroom:** Large bedroom with fireplace and two closets.
- Half Bath:** Adjacent to master bedroom with oversized vanity.
- Additional Bedrooms:** Two spacious guest bedrooms. One room features a built-in desk!
- Full Bath:** Large with oversized vanity and sunny window.
- Laundry:** Off the kitchen with plenty of storage cabinets and counter space - Washer/Dryer included!
- Garage:** 1 car attached with ample storage above.
- Front yard** - Lawn with mature planting beds, white picket fence and large front porch.
- Rear yard** - Lush, fully fenced rear yard with patio, mature plants, three storage sheds and a backdrop of majestic trees.
- Heating:** Electric - Baseboard & wall
- Roof:** Composition shingle
- School District:** Lake Washington
 - High School:** Lake Washington
 - Middle School:** Rose Hill
 - Elementary School:** Rose Hill
- Utilities:** PSE Gas & Electricity, Kirkland water and sewer.
- Lot:** 10,508 s.f.
- Year Built:** 1958



Pre-Inspection available at:

CharmingKirklandHome.com



Additional Photos, Information & HD Video tour at: CharmingKirklandHome.com