



KING COUNTY ESTATES

Amenities List

2005 Rose Point Lane | Kirkland
2005RosePoint.com

Property Bullets

- Custom built residence by Lexington Fine Homes - 2017
- 75 ft. of west facing waterfront
- 104 ft. dock with new electrical, 30 ft. covered boat lift & slip
- HBW 2/10 warranty transferred at closing. Warranty document available upon request
- 4 beds, 4 baths, 4,090 sq. ft.
- 55,326 sq. ft. lot
- Lifetime metal & 30 year composition roofing
- Crestron Smart Home System w/centralized lighting control & multi-room audio/video
- Pre-wired for cameras
- 3 separate Wi-Fi booster points
- Central vacuum
- On-demand hot water system w/recirculating pump
- Fire sprinkler system
- Pre-wired for 20KW generator
- 2 gas furnaces, humidity steamers, electronic air cleaners & central A/C system
- Oversized 2-car garage
- Professionally landscaped w/low voltage lighting & sprinkler system
- Panoramic views of Lake Washington, Olympic Mountains & Seattle skyline

Main Floor Entry

- Soaring ceilings & water views flood the space with natural light
- Engineered Shaw Kingston oak floors
- Built-in speakers

Great Room

- Walls of glass showcase breath-taking views of Lake Washington, Olympic Mountains & Seattle skyline
- Wide screen T.V. & 5.1 surround system w/built-in sub woofer
- Custom Sunshade blinds w/remote
- Built-in cabinetry
- Engineered Shaw Kingston oak floors
- Box beam ceiling
- Ceiling fan
- Gas fireplace w/custom stone surround
- La Cantina floor to ceiling glass pocket doors open to expansive covered entertainment patio



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Kitchen

- Luxury custom kitchen w/rich espresso & crisp white cabinetry, slab Macaubas quartzite countertops w/glass subway tile backsplash, raised island w/prep sink & seating
- Stainless appliances including a Bertazzoni range w/six-burners, griddle & pot filler, double oven, Sub-Zero 36" refrigerator & 36" freezer, Asko dishwasher, Perlick wine cooler, Wolf microwave & Insta-hot water
- Custom pendant lighting
- Under mount lighting
- Engineered Shaw Kingston oak floors
- Views of Lake Washington, Olympic Mountains & Seattle skyline

Formal Dining Room

- Walls of glass showcase expansive views of Lake Washington, Olympic Mountains & Seattle skyline
- Custom light fixture
- Custom Sunshade blinds w/remote
- La Cantina floor to ceiling glass pocket doors open to expansive covered entertainment patio

Bedroom #1/Office

- Custom built-in desk & shelving w/wide screen T.V.
- Custom Sunshade blinds w/remote
- Floor to ceiling glass slider to covered entertaining patio
- Views of Lake Washington, Olympic Mountains & Seattle skyline

Powder Bathroom

- High-grade finishes
- Slab Cambria countertop w/custom tile wall-height backsplash
- Elegant glass vessel sink
- Pendant lighting
- Engineered Shaw Kingston oak floors

Laundry Room

- Built-in custom cabinetry
- Built-in ironing board
- Slab Cambria countertops w/sink
- Porcelain brick-set tile floors
- Door to exterior w/outdoor shower



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Master Suite

- Lavish master suite w/walls of windows & expansive views of Lake Washington, Olympic Mountains & Seattle skyline
- Balcony w/glass rail, ceiling fan & built-in speakers
- Linear gas fireplace w/Picasso natural stone surround
- Wide screen T.V.
- Ceiling fan & built-in speakers
- Custom Sunshade blinds w/remote
- Expansive walk-in closet w/built-ins, mirror & plumbed for washer/dryer
- Master bath w/heated porcelain petrified wood tile floors
- Dual vanities w/slab Calacatta Crystal countertops
- Oversized custom porcelain petrified wood tile shower w/2 shower heads & hand-held shower wand
- Large soaking tub
- Specialized heated towel rack
- Separate water closet w/linen storage

Guest Bedroom #2

- Custom Sunshade blinds w/remote
- Ensuite 3/4 bath w/ Traverwood porcelain tile floors, crisp white custom cabinetry & tile shower
- Large closet w/built-ins

Guest Bedroom #3

- Views of Lake Washington, Olympic Mountains & Seattle skyline
- Custom Sunshade blinds w/remote
- Ensuite 3/4 bath w/Traverwood porcelain tile floors, crisp white custom cabinetry & tile shower
- Large closet w/built-ins

Expansive Covered Entertainment Patio and Kitchen

- Stone pillars
- Built-in 42" Lynx BBQ & Lynx ice maker
- Built-in sink
- Infrared heating
- Cambria slab countertops
- Fireplace & ceiling fans
- Built-in speakers
- Pre-wired for additional A/V electronics
- Panoramic views of Lake Washington, Olympic Mountains & Seattle skyline