

# \$1,149,000 - 12835 Ne 91st Street, Kirkland

MLS® #2380838

**\$1,149,000**

2 Bedroom, 2.5 Bathroom, 1,342 sqft

Residential on 0.05 Acres

North Rose Hill, Kirkland, WA

Beautifully designed by LinMak Construction, this brand new 2-bedroom, 2.25-bath home blends modern comfort with effortless style. The main floor features an open-concept layout with a sleek kitchen, center island, and sunlit living and dining areas, perfect for everyday living or entertaining. Upstairs, enjoy a spacious primary suite with double vanity, heated floors, walk-in closet, and private bath, plus a second bedroom with its own full bath. Additional highlights include a powder room, in-unit laundry, and attached garage. Located near top-rated Lake Washington schools, this home is minutes to Downtown Kirkland, Google, Totem Lake Village, the Cross Kirkland Corridor Trail, and waterfront parks.



Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 2380838     |
| List Price     | \$1,149,000 |
| Sale Price     | \$1,150,000 |
| Price Per SqFt | \$857       |
| Bedrooms       | 2           |
| Bathrooms      | 2.5         |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,342       |
| Acres          | 0.05        |
| Year Built     | 2025        |

|          |                         |
|----------|-------------------------|
| Type     | Residential             |
| Sub-Type | Single Family Residence |
| Status   | Sold                    |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 12835 Ne 91st Street         |
| Area        | 560 - Kirkland/Bridle Trails |
| Subdivision | North Rose Hill              |
| City        | Kirkland                     |
| County      | King                         |
| State       | WA                           |
| Zip Code    | 98033                        |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 1                                     |
| Parking        | Driveway, Attached Garage, Off Street |
| Garage Spaces  | 1                                     |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Bath Off Primary, Double Pane/Storm Window, Dining Room, Fireplace, Skylight(s), Walk-In Closet(s) |
| Appliances        | Dishwasher(s), Disposal, Dryer(s), Microwave(s), Refrigerator(s), Stove(s)/Range(s), Washer(s)     |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Electric                                                                                           |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Wood, Wood Products |
| Lot Description   | Paved               |
| Foundation        | Poured Concrete     |

### School Information

|            |                  |
|------------|------------------|
| District   | Lake Washington  |
| Elementary | Twain Elem       |
| Middle     | Rose Hill Middle |
| High       | Lake Wash High   |

### Additional Information

|                |    |
|----------------|----|
| Days on Market | 89 |
|----------------|----|

|                           |         |
|---------------------------|---------|
| Cumulative Days on Market | 89      |
| Days on Website           | 119     |
| HOA Fees                  | \$111   |
| HOA Fees Frequency        | Monthly |