



KIRKLAND – LAKESIDE HOUGHTON

- **6713 LAKEVIEW DRIVE (SOUTH HOME)**
APPROX 3,867SF | 4+ BED | 3.5 BTH | GARAGE + DECKS
- **6717 LAKEVIEW DRIVE (NORTH HOME)**
APPROX 4,265SF | 4+ BED | 3.5 BTH | GARAGE + DECKS



Dwell Development brings two West looking Luxe Verde view homes with supreme energy efficiencies and healthful indoor air quality located just a block from the Kirkland waterfront in the Houghton neighborhood; one of the Pacific Northwest's most coveted communities. Each home is elegant, spacious and includes 4+ bedrooms, 3.5 bathrooms and an attached garage. The roof top entertainment decks offer extraordinary sunset views. Beautifully landscaped with privately fenced grounds, these luxury homes are conveniently located near excellent schools and just moments from tech campuses and vibrant retail and dining districts.

MODERN HIGH PERFORMANCE

- High Design Targeting 5-Star Built Green Requirements
- Pre-Wired for Solar PV Array / Zero Electricity
- Heat Recovery Ventilation System for Pure Comfort and Healthful Indoor Air
- High-End ENERGY STAR® Appliance Package
- Sleek WaterSense Certified Plumbing Fixtures
- Low-Profile .8 Gallon/Flush Toilets
- Two High-Efficiency Water Heaters with Timed Recirculation Pump
- Radiant Heating and Heated Floors
- Pre-wired for Multiple-Head Ductless Mini-Splits / Heat Pumps for Cooling
- Expandable Home Network Panel, CAT 6 Wiring, Security System
- Electric Vehicle Charging

ENERGY EFFICIENT

- Low Energy Consumptions Systems
- Highly Efficient Triple-Glazed Windows
- EnviroDri™ Fluid-Applied Exterior Weather-Resistive Barrier
- Double Wall Framing System
- Increased Insulation for Comfort and Sound Mitigation
- 4" Rigid EPS Insulation under Slab: R-20
- Exterior: Bib & Blown-in Cellulose Insulation/ Roof and Interior: Sound Batts & Blown-in Rigid Insulation
- Clean Hardie® Siding and Wood Rainscreen

HEALTHY – SUSTAINABLE – SYLISH - LIVABLE

- Healthful Living Environment
- Dwell’s Signature Style of Simple European Design
- Low VOC Paints, Stains and Finishes
- Polished Slab and Solid Wood Floors – No Carpet
- Curated Sophisticated Finishes
- Modern Sustainable Building Materials
- COR-TEN® Steel and Reclaimed Wood Siding Features
- Custom Stair Screen and Accent Walls
- Recycled Content Tile, Countertops and Backsplash
- Washington-Made Abodian Cabinetry
- Ample Storage
- Two-Car Heated Garage
- Multiple Entertainment Decks
- Large Bonus Room
- Professionally Landscaped with Native Plants, Pervious Surfaces and Low Voltage Lighting
- 2 Blocks to the Lakefront
- Near Neighborhood Parks, Shops, Eateries and Excellent Schools

Starting at \$2,200,000

FOR SALES AND INQUIRIES PLEASE CONTACT:

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