

**8241 122ND AVE NE  
KIRKLAND, WA 98033**

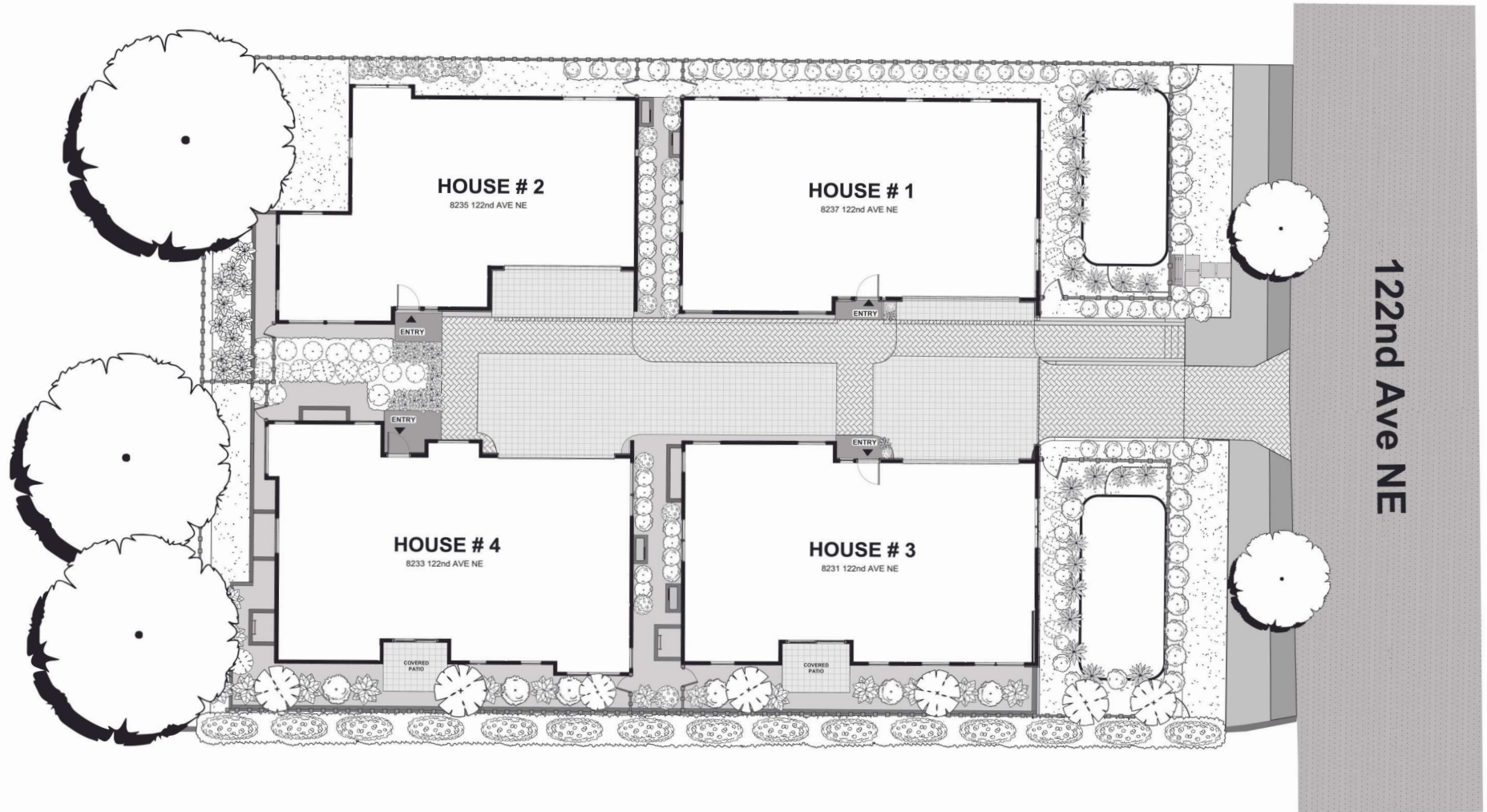


F/R  
8231 8233  
8235 8237  
FOUR ROSES



# SITE PLAN

8241 122nd Ave NE  
Kirkland, WA 98033



*Plans are provided for general reference and may differ from the final home.*  
Gillis Real Estate | Ryan Gillis | c. 425.770.2962 | e. ryan@gillisrealestate.com



F/R

FOUR ROSES

*Experience luxury.* Experience Four Roses. Built by Revolution Custom Builders, these four stand alone NEW construction modern craftsman homes feature contemporary design finishes that elevate the aesthetic. Each unique floor plan has been thoughtfully designed and built for livability and enjoyment, with no detail overlooked.

Each home light-filled home features a gourmet kitchen with Thermador appliances, quartz countertops and custom cabinetry. As well as spacious primary suites with oversized bathrooms including deep-soak tub, large shower, radiant floor heating and spacious walk-in closet.

Located in Kirkland's South Rose Hill neighborhood. Close to everything, easy 405 access, Totem Lake and Downtown Kirkland. Award-winning Lake Washington Schools!





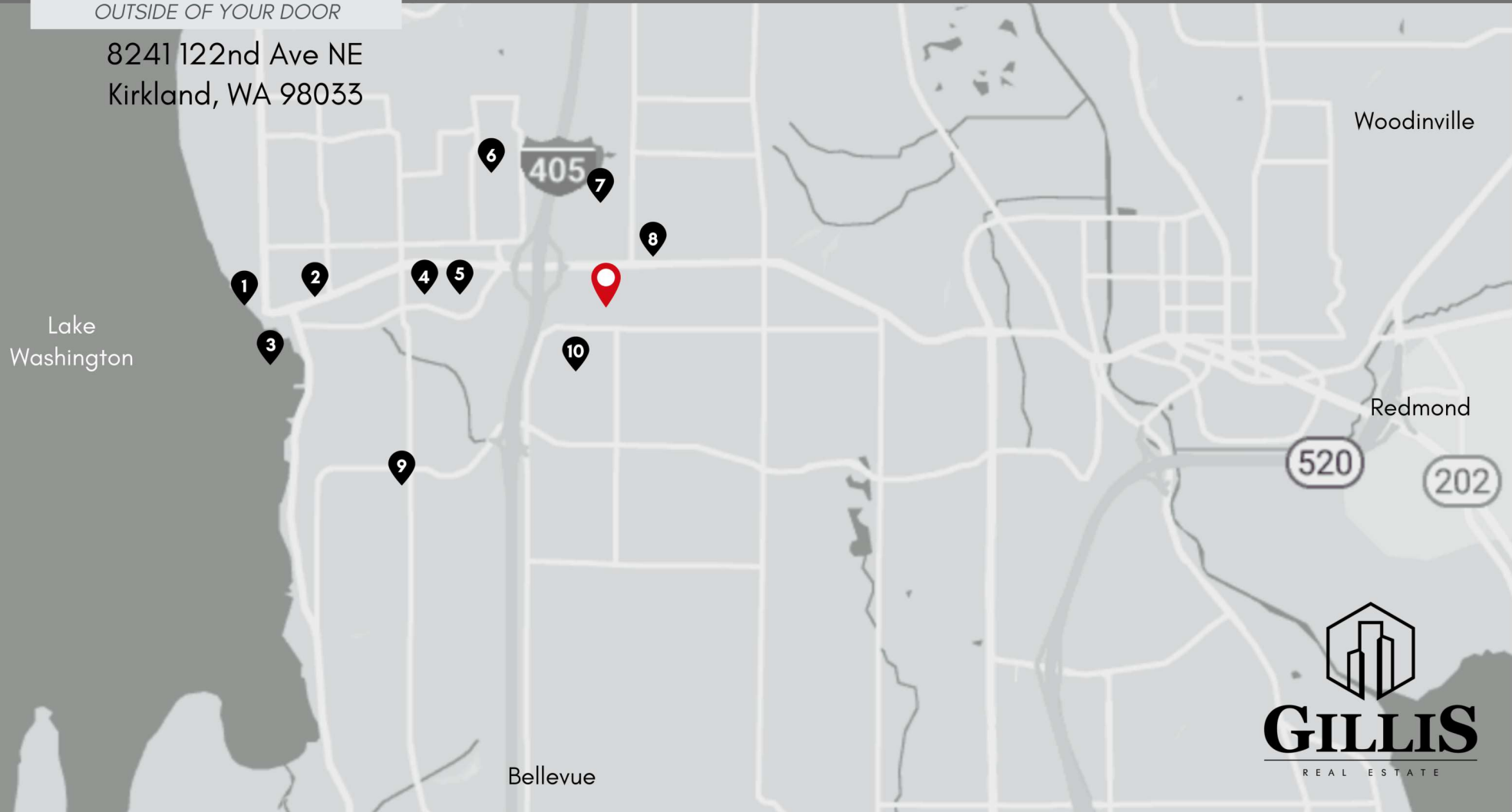


## NEIGHBORHOOD AMENITIES

*THERE ARE SO MANY  
NEIGHBORHOOD SHOPS,  
RESTAURANT, AND SERVICES JUST  
OUTSIDE OF YOUR DOOR*

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1	Heritage Park	2.0 miles	6	Cross Kirkland Corridor	1.0 miles
2	Downtown Kirkland	1.0 miles	7	Costco	1.0 miles
3	Marina Park	2.1 miles	8	Safeway & Walgreens	.6 miles
4	Kirkland Performance Center	1.8 miles	9	Central Houghton	1.6 miles
5	Kirkland Urban Village	1.6 miles	10	Lake Washington High School	.5 miles





# KIRKLAND NEIGHBORHOOD OVERVIEW

## *Eateries*

Volterra  
Anthony's Home Port  
Serious Pie  
Tutta Bella  
Cactus Kirkland  
The BeachHouse  
Como  
Shake Shack  
The French Bakery  
Carillon Kitchen

## *Cafes, Bars & Pubs*

Mercury Cafe  
Thruline Coffee Co  
5 Stones Coffee Co  
Bottle & Bull  
Starbucks  
Caffe Ladro  
Zoka Coffee Roasters  
Flatstick Pub  
Chainline Brewing



## *Daily Convenience + Essentials*

Metropolitan Market  
PCC  
Whole Foods  
Costco  
Trader Joe's  
QFC  
Safeway  
Walgreen's  
Bartell Drugs



## *Wellness*

Barre3  
Orangetheory Fitness  
Central Park Tennis Club  
7 Dragons  
9Round Fitness  
Kirkland Crossfit  
Imaj Pilates  
Yuan Spa  
SkinSpirit

# KIRKLAND COMMUNITY ACTIVITIES

## *Activities, Recreation and Entertainment*

Top Golf

Juanita Bay Park

Paddleboarding, Swimming, Boating  
on Lake Washington

Movies at Cinemark Totem Lake

Yachting & Dining at Yarrow Bay Marina

Horseback Riding at Bridle Trails State Park

Shopping at The Village at Totem Lake

Biking & Walking on the Cross Kirkland Corridor Trail

Willows Run Golf Complex

Winetasting in Woodinville Wine District

Arena Sports Redmond

Cultural Performances at Kirkland Arts Center

## *Local Events*

Kirkland Wednesday Market

Juanita Friday Market

Kirkland Uncorked

Evening Summer Concerts at Marina Park

Harvest Festival

StoryBook Theater in the Park

Outdoor Movies at Juanita Beach &  
Heritage Park

Wheels and Reels Fall Drive-In Movies

Light Up Kirkland







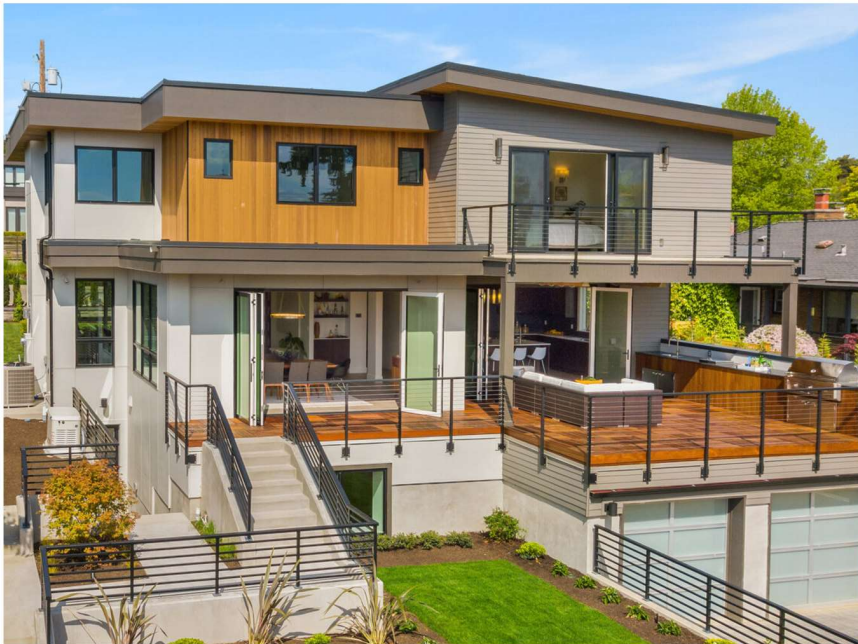
## ABOUT THE BUILDER



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Revolution Custom Builders' core focus is to build something that we are proud of every day! Our staff is committed to every project we work on. We bring our core values of experience, integrity, quality, commitment and fun to each project.

Our approach is defined by the premise that our clients want their ideas listened to and their project cared for by a professional general contractor that they can trust implicitly to handle the technical, operational, and financial aspects – no matter how simple or complicated. We treat your project with exacting care, and we value both our working relationship with you and the distinctive results we achieve.



[www.fourroseskirkland.com](http://www.fourroseskirkland.com)





*Have any inquiries about  
this project or others  
with our builder  
partners?*

## GET IN TOUCH

### **Ryan Gillis**

Designated Broker  
Gillis Real Estate



 [ryan@gillisrealestate.com](mailto:ryan@gillisrealestate.com)

 425.770.2962

 [gillisrealestate.com](http://gillisrealestate.com)



  
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REAL ESTATE





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