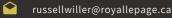


HIGH END FINISHES THROUGHOUT:

- ••• Strip Hardwood Flooring
- ••• Ceramic Tiling
- ••• Crown Moulding
- ••• Over 70 LED Potlights
- ••• 7 Inch Baseboards
- ••• Heated Flooring
- ••• Exterior Timed & Motion Sensor Security Lighting



9	Royal Lepage Signature Realt
	8 Sampson Mews, #201
	Toronto, ON, M3C 0H5



willerrealestate.com

🔘 @willerrealestate

SPECIAL FEATURES

262 THIRTIETH STREET

FOYER

• Single Door Entry & Ceramic Flooring: Welcome guests with an inviting single door entry leading onto elegant ceramic flooring, setting a refined tone upon entry.

LIVING & DINING AREA

- **Optimal Natural Light:** Benefit from ample brightness with north and east-facing windows, ensuring a sunlit space throughout the day.
- Integrated Accessibility: An open concept layout not only offers a spacious and airy feel but also promotes a sociable environment ideal for hosting and day-to-day living. Seamlessly transition to the kitchen.
- **Pot Lights Throughout:** These areas are illuminated with a modern and sleek lighting solution that enhances the overall ambiance, while providing ample light.

KITCHEN

- Granite Counters & Stone Backsplash: Enjoy the luxury of granite counters complemented by a stone backsplash, offering both elegance and practicality.
- Heated Floors with Dedicated Thermostat: Programmable heated floors, ensuring a warm and welcoming kitchen environment.
- **Pantry & Ample Storage:** A spacious pantry and ample Armstrong cabinets (all extra deep & tall) provide generous storage, keeping your kitchen organized.
- Valance Lighting: Adds ambiance, perfect for both cooking and dining.
- Center Island with Outlets, Added Storage & Seating: Making it a versatile space for dining and socializing.
- **Stainless Steel Appliances:** This kitchen blends modern functionality with sleek design.
 - Moen Motion Sensor Faucet (installed 2020)
 - Panasonic Range Microwave (2023)



HIGH END FINISHES THROUGHOUT:

- ••• Strip Hardwood Flooring
- ••• Ceramic Tiling
- ••• Crown Moulding
- ••• Over 70 LED Potlights
- ••• 7 Inch Baseboards
- ••• Heated Flooring
- ••• Exterior Timed & Motion Sensor Security Lighting



9	Royal Lepage Signature Realty
	8 Sampson Mews, #201
	Toronto, ON, M3C 0H5



willerrealestate.com

() @willerrealestate

SPECIAL FEATURES

262 THIRTIETH STREET

PRIMARY BEDROOM

- **Double Door Sliding Closets:** Ample storage space is provided by large double door sliding closets, combining convenience with a modern aesthetic.
- Built-In Sconce Light Fixtures: Elegant built-in sconce light fixtures offer a sophisticated lighting solution, enhancing the room's ambiance and functionality.
- **Ceiling Fan:** Ensures comfortable airflow and temperature control, adding both functionality and a touch of style. Installed 2019.
- North Facing Window: Brings in natural light, adding to the bedroom's serene and restful atmosphere.

BATHROOM

- Elegant Heated Flooring: Step onto beautiful tiles that add a touch of sophistication to the bathroom's ambiance.
- Fully-Equipped 4-Piece Suite: Including a separate bathtub which is ideal for ease of bathing children, and separate glass shower.
 - American Standard Toilet (installed 2021)

SECOND BEDROOM

- **Optimal Natural Light:** Windows facing north flood the room with natural light, creating a bright and welcoming atmosphere.
- **Practical Storage:** The room includes a single door closet, offering sufficient space for personal belongings.
- Unique Cut-Out Shelves at Ceiling: An innovative design feature, offering a unique storage or display solution. Perfect for novels.

MUDROOM

- Single Door Entry from Backyard: Enter onto elegant ceramic flooring.
- Front Closet with Double Sliding Doors: Offering efficient, organized storage for daily essentials and outdoor attire.
- Window-Enhanced Ambiance: Not only brightens the area but also makes it an ideal space for managing outdoor gear, ensuring the entrance remains both neat and inviting.



HIGH END FINISHES THROUGHOUT:

- ••• Strip Hardwood Flooring
- ••• Ceramic Tiling
- ••• Crown Moulding
- ••• Over 70 LED Potlights
- ••• 7 Inch Baseboards
- ••• Heated Flooring
- ••• Exterior Timed & Motion Sensor Security Lighting



\$	Royal Lepage Signature Realty
	8 Sampson Mews, #201
	Toronto, ON, M3C 0H5

russellwiller@royallepage.ca

willerrealestate.com

🔘 @willerrealestate

SPECIAL FEATURES

262 THIRTIETH STREET

BASEMENT

- Fully Finished: Offering a polished and versatile living space, perfect for a variety of activities and needs.
- Separate Side Entrance: Provides convenient access and privacy, ideal for guests or as an in-law suite.
- Versatile Living/Recreation Area: The basement features a spacious area for living, recreation, den, or playroom, complete with built-in shelving and hardwood flooring for both style and functionality.
- Ample Storage Space: Extensive storage options throughout the basement ensure an organized and clutter-free space.
- Laundry Area with Tile Flooring: A practical laundry area with tile flooring.
- Flexible Bedroom Space: Ideal for guests or as an office space, offers flexibility and connects to a large storage area, ensuring ample room for various needs.
- **3-Piece Bathroom:** Featuring tile flooring and a walk-in shower, the basement is both comfortable and functional.

EXTERIOR

- Expansive Green Space on Corner Lot: This property boasts a serene and open outdoor environment with custom landscaping (2013) and 2 raised veggie gardens.
- Fully Fenced Backyard: Enjoy privacy and security in a fully fenced backyard. Newly installed on north side in 2017.
- Large Wooden Deck (23 x 17): The beautifully designed, spacious deck is ideal for BBQs & gatherings, or simply enjoying peaceful meals outdoors.
- Storage Shed (10 x 10) & Children's Playground: This yard caters to both practical storage needs & family fun.
- **Convenient Parking:** The property includes a private 3 car driveway. Previous approved blueprints for 2 car garage.
- Hunter Irrigation System (2017): Full property coverage.
- New Hose Bibs & Shut-Off Valves (2018)
- Iron Ore Polycarbonate Awning & Lighting Over Side Door (2020)
- 5" Seamless, Heavy Gauge Aluminum Eaves (with leaf guard) and New Soffit, Fascia and Down pipes. Pot lights installed in front (2017)