



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



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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)



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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.



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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)**