

Welcome Home to

507 - 30 Ave SW



Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER

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Top 1% Nationally



Take advantage of this rare opportunity to own a virtually new home in Rideau Park. Taken to the studs in 2010, a full interior renovation was completed followed in 2016 by a total exterior renovation. Thoughtfully laid out, this home is deceptively large. Clear sight-lines from one end of the main floor to the other and skylights in the main living area make this home bright and airy. The open kitchen features top of the line Viking appliances & handcrafted cabinets. The master suite offers an impressive ensuite with heated floors, freestanding tub, and glass shower. 3 bedrooms, a full bath and office area with custom built-in desk complete the main floor. The fully finished basement provides a massive rec room with built-ins, 4th bedroom with sitting area, full bath & laundry. Outside, the back yard features a large stamped patio, backing onto trees & green space. Walking distance to Rideau Park School, the LRT and the Elbow River pathway.

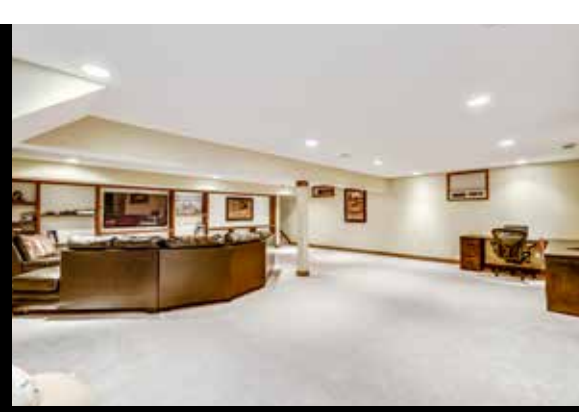












Features & Finishings

Complete Exterior Renovation - 2016

- Cedar and wire railing on front porch
- Cedar soffits around the entire home and on front porch
- Exterior pot lights on front porch and back of home
- All new windows and skylights
- New shingles & vents o New eaves, downspouts and gutters o New Hardie Board siding and stone
- Exposed aggregate driveway
- Exposed aggregate pathways down both sides of the home
- Stamped concrete with exposed aggregate on both the front porch and very large stamped concrete patio in the backyard

Complete Interior Renovation - 2010

- New wiring & plumbing throughout entire home
- New spray-foam insulation in basement
- Two high-efficiency furnaces
- Solid wood doors & baseboards
- Heated floors in the ensuite & main floor bathrooms
- In-wall toilets in both main floor bathrooms
- Master shower with body jets & hand-held sprayer
- Free standing tub in master
- Potlights throughout main floor
- High-end Viking kitchen appliances
- Top of the line handcrafted kitchen cabinets
- Oversized hot water tank and cistern water tank
- Top down/bottom up blinds throughout main floor
- Top of the line security system with interior and exterior cameras including doorbell camera

MLS: C4245336
 Year Built: 1984
 Total Sq Ft: 1,874
 Taxes: \$5,688/2017

Inclusions: Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings-All

Features: Low Flow Faucets/Showerheads, Low Flow/Dual Flush Toilets, No Smoking Home, Patio, Porch, Programmable Thermostat, Skylight, Vaulted Ceiling, Wall Unit-Built-In, Windows - Vinyl"

Kitchen:	15'5" X 14'5"	M
Bkfst Nook:	9'5" X 7'10"	M
Dining Room:	11'6" X 9'10"	M
Living Room:	19'0" X 13'6"	M
Master Bed:	14'0" X 11'5"	M
Bedroom 2:	14'0" X 11'5"	M
Bedroom 3:	11'10" X 9'5"	M
Family Room:	26'2" X 24'10"	B
Bedroom 4:	19'9" X 18'5"	B



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