



## Mike Bolger Sales Representative

Chestnut Park Realty Southwestern Ontario Ltd., Brokerage

75 King Street South, Unit 50. Waterloo, On N2J 1P2. Phone:(519) 616-2656



30 LYNNHAVEN Court  
Kitchener, Ontario N2M5L8  
\$599,900  
MLS: #30756119

### Description

Welcome to 30 Lynnhaven Court! This great family home is located on a private court and family friend location in a great neighborhood and just 5 minutes to Downtown/Uptown. It backs onto park/conservation Creek (Henry Sturm). The entryway and hallway absolutely shines and is thoughtfully continued throughout the home. An incredible feature of this home is the wood flooring throughout the living and dining area as well as the home's four bedrooms. The kitchen has stainless steel appliances and bright white cabinets. Three spacious bedrooms are all on the upper level, along with the main luxurious bathroom, adding to the cohesion of the design throughout the home. the fully finished basement used as Airbnb is a space that is sure to bring new customers or friends and family. In the summer, though, the backyard will be the space that really shines - and you can see for yourself why. The generous deck is the perfect setting for a family gathering or BBQ party. Combined with all the beautiful details inside, this home is waiting for you to entertain guests! Other features of this home include: 2018 New Softener, New Furnace, New A/C, New Flooring, New Roof, New Windows & Patio Door, New Over Sized Deck, All New Appliances, New flooring through out, No carpet except stairs, live edge wood shelves, back splash from counter to ceiling, Modern feels and updates 2019 New Double wide concrete driveway + Path to back yard, whole home repainted.

### Property Information

Style: Detached  
Bedrooms: 3

SquareFeet: 1450  
Full Bathrooms: 3

### Rooms

#### Second level

Bedroom  
13" 0" x 11" 0"

Bedroom  
12" 6" x 12" 0"

3pc Bathroom  
7" 4" x 13" 0"

Master bedroom  
18" 8" x 13" 0"



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**Basement**

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Laundry room

11' 6" x 10' 0"

Bedroom

16' 0" x 15' 0"

Kitchen

16' 0" x 12' 0"

Utility room

6' 0" x 15' 0"

3pc Bathroom

11' 6" x 10' 0"

**Ground level**

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Family room

12' 6" x 14' 0"

Dining room

12' 6" x 13' 0"

2pc Bathroom

6' 6" x 7' 0"

Foyer

10' 0" x 5' 0"

Kitchen

10' 6" x 21' 4"