

# \$1,169,000 - 13 Kirby Street

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## Listing ID: 30652474

**\$1,169,000**

3 Bedrooms, 3 Bathrooms, 1556 square feet  
Single Family

13 Kirby Street, Niagara-on-the-Lake,  
Ontario, L0S1J0

THIS LUXURY BUNGALOW residence offers superb attention to detail and many high quality upgrades. This home is located on a Premium Lot in The Village featuring the New Urbanism an award winning lifestyle for carefree living. Featuring soaring 18 ft ceilings and plenty of windows in the Living and Dining rooms that combine to create a bright & elegant feeling. The Hand scraped Hardwood flooring and decorative Wainscoting reflect added elegant personal touches. The open plan Kitchen leaves nothing to be desired, featuring Custom cabinetry, including an extra large Centre island with Breakfast bar, equipped with top of the range Gourmet appliances including an Induction Cook Top. The perfect home to entertain Family & friends. The large main floor Master Bedroom offers a very spacious Walk-in Closet and an Ensuite with heated floor. French doors from the Living and Dining rooms open onto the inviting 30 foot covered Front Porch with maintenance free Trex composite decking. The fully finished basement offers a Family room, bedroom, bathroom and Cold room. The delightful Sunlit Garden & Patio, complimented with a Bubble Rock Fountain, is ideal for you to enjoy al fresco dining on many summer



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days. A double attached garage is accessed by the private laneway and an extra parking pad is alongside on the property. Walk to Wineries, Stratus & Jackson Triggs, Shops, Community Centre & Library, Restaurants. Come and enjoy the Niagara lifestyle.  
[www.13kirbystreet.com](http://www.13kirbystreet.com) for photos  
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