



Entrance Lobby



Living Room



Walkout to Terrace



Party Room



Entrance Foyer / Kitchen



Master Ensuite



Excercise Room

**35 Boardwalk Drive  
Suite 101**



Bedroom 2



Master Bedroom



Inner Courtyard



Kitchen

# 35 Boardwalk Drive, Suite 101

## Lake-View Luxury in Spacious and Gracious Corner Apartment

### Building's Features :

- \* Toronto's prime Beach Apartments. Lake views, yet close to Downtown & Queen Street shops.
- \* Magnificent **Reception Hall** has twin seating areas each side of South-facing exit to Courtyard.
- \* Beautifully-landscaped **Courtyard Garden** overlooking Lake Ontario has flower beds, fountain pool, walkways and a security-gated wrought-iron fence. Residents enjoy the Garden Club's skill.
- \* Maintenance fees pay for the tough gardening work, including perimeter flower beds and lawns.
- \* **Maintenance fees also include Hydro to Units – a big saving over some other local Buildings!**
- \* Common Elements include huge **Party Room, Exercise Room, Billiards/Card/Library Room.**
- \* Separate **underground Parking** for guests, *before* residents drive through their own secure gate!
- \* Underground **Lockers, Cycle Racks & Car-Wash Bay ! Elevators** to both East & West wings.
- \* Two rentable **Guest Suites** are extremely popular when residents have family or friends to visit.
- \* The building has excellent **Concierge/Guard Service.** All units connect to the **Security System!**

### The Luxury of a Private, Fenced and Gated Terrace, with Clear S.E. View to Lake !

- \* This 19 x 8 foot area provides much more outside living space than the balconies of most units.
- \* A wrought-iron fence has its own lockable gate for optional direct access. Ideal for dog-walking!
- \* The covered Terrace has fly-screens on glass doors to inside, and Gas hook-up to *included* BBQ.

### Apartment's General Features :

- \* This outside-facing Unit is in the East wing. Its views are much more open than from the West Wing, which faces the 5-storey 9 Boardwalk Drive. Also it avoids the very strong afternoon sun.
- \* The Unit is conveniently near (but not opposite) the Elevators, and also near the fire exit stairs.
- \* The Unit is the "Bridgeport" model. Many consider that its open plan feels more spacious than similar-sized models with Bedrooms/Bathrooms on either side of a narrow Living/Dining Room.
- \* Floors have Gunstock Hardwood in Living / Dining Rooms, & Marble in Foyer / Master Ensuite.
- \* Dining Room chandelier and ceiling lights in Kitchen, Foyer, Hall & both Bedrooms are all new!

### Apartment's Living Area Features :

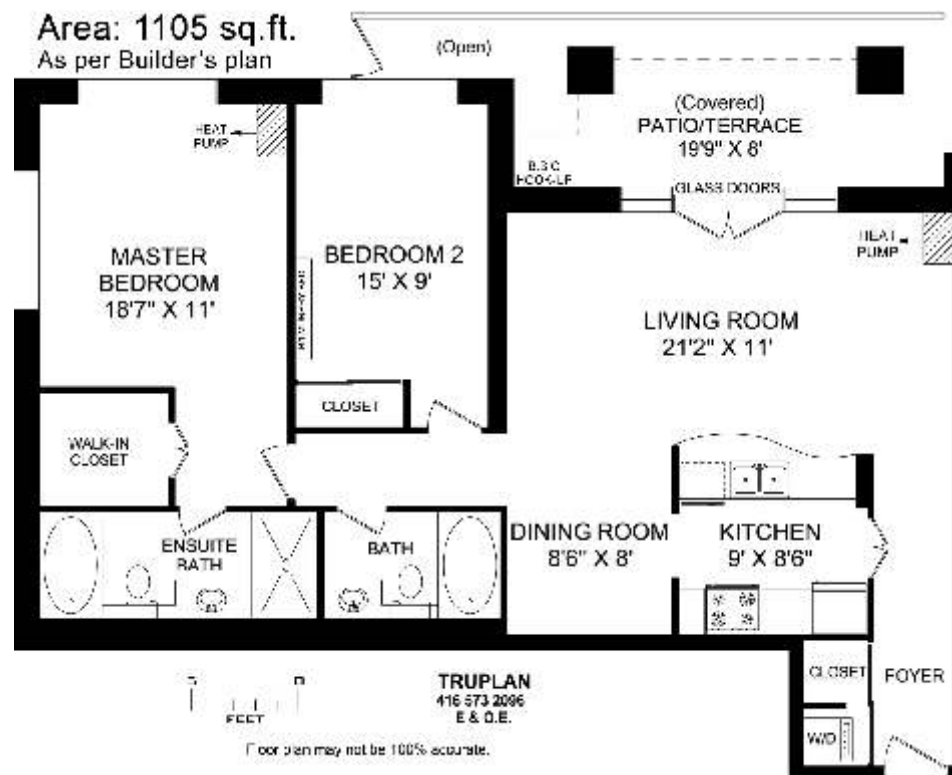
- \* The Entry **Foyer** has a mirrored Coat closet to the left, just beyond a mirrored **Laundry** closet.
- \* The **Laundry** holds a stacked **Washer & Dryer**, and shares a ceramic floor with the Coat closet.
- \* The extra-large **Living Room** has an adjoining **Dining Room** to create a huge 'L' - shaped space. Its two big windows & double glass doors to the Terrace have "see-out / not-in" roll-down blinds.
- \* The **Kitchen** has black Granite counters and a kidney-shaped Breakfast bar, with double sink. Above the Bar are 6 upper cabinet doors on the Kitchen side, opposite 6 more on the Living side! The back wall has 6 upper cabinet doors above ceramic tiles. Note the hidden over-counter lights. Below the bar are 4 cabinet doors & 1 drawer. Beside the stove are 4 more drawers & 1 door. All cabinet doors and drawers are of solid wood design in light-tone Cherry. This is an upgrade!
- \* Kitchen **Appliances** are all G E models. They are a side-by-side **Fridge / Freezer**, with ice and water in its Freezer-side door, an electric **Stove** with spiral ring Cook-top, a built-in **Dishwasher**, and a built-in Spacemaker XL1400 **Microwave**, combined with venting **Range Hood**.

### Apartment's Bedroom Area Features :

- \* The **Master Bedroom** has two big windows, facing East and North. Both have vertical blinds. It has spacious, illuminated, walk-in Closet and the Apartment's second heating/cooling unit.
- \* The **Ensuite Master Bathroom** has a marble floor and matching marble walls for both the 4-jet Jacuzzi tub and the large Separate shower stall. Corian marble basin above double maple cabinet.
- \* The **2<sup>nd</sup> Bedroom / Office** has a double mirrored closet. Its built-in **Murphy bed** reveals several book shelves when opened. Its vertical window blinds remain, as do the extra computer wires.
- \* The **2<sup>nd</sup> Bathroom** is also a 4-piece, with Corian-marble basin above double maple cabinet

### Apartment's Basement Area Features :

- \* Underground **Parking Space # 89 & Locker # 164** are both owned under *separate* Title Deeds!



\*Floor plan, measurements and area may not be 100% accurate. It is provided for visual representation only & cannot be used for design estimation or construction purposes.

Lots more photos and link to Virtual Tour at: <http://www.inthebeach.com>

**Royal LePage Homeward**

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1858 Queen Street E Toronto, ON, M4L 1H1

**Nick Boothby and Christine DeMerchant**

Sales Representatives

416 698 2090

[nick@inthebeach.com](mailto:nick@inthebeach.com)