

Master Bedroom



# 35 Boardwalk Drive No. 206

Presented by Nick Boothby and Christine DeMerchant

Central Courtyard



Lake View from Balcony



Entrance Lobby / Kitchen



Master Bedroom



Living Room



Kitchen



Dining Room



Master Ensuite



Second Bedroom



Main Bathroom



# 35 Boardwalk Drive unit 206

## Lake-View Luxury in Spacious and Gracious Deluxe 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 has flower beds, walkways, fountain pool and a security-gated wrought-iron fence overlooking Lake Ontario. Sit at tables or on garden benches to enjoy the lovely surroundings, created by Garden Club residents exercising their green thumbs!
- \* 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 a huge Party Room, Games/Card Room (library) and Exercise Room.
- \* Separate underground Parking for guests, **before** residents pass through their own secure gate !
- \* Underground Locker rooms & car washing bay too! Elevators lead to both East & West wings.
- \* Two rentable Guest Rooms are extremely popular when residents have family or friends to visit.
- \* The building has an excellent Concierge Service. Several staff joined when the building opened.

### **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 overlooks 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 "Boardwalk 3" 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.
- \* Gunstock wide-strip Hardwood floors are an upgrade **throughout** (except Bathrooms/Laundry) !
- \* Electric lights & Bathroom/Kitchen faucets are additional upgrades! Note the lever door handles!

### **Apartment's Living Area Features :**

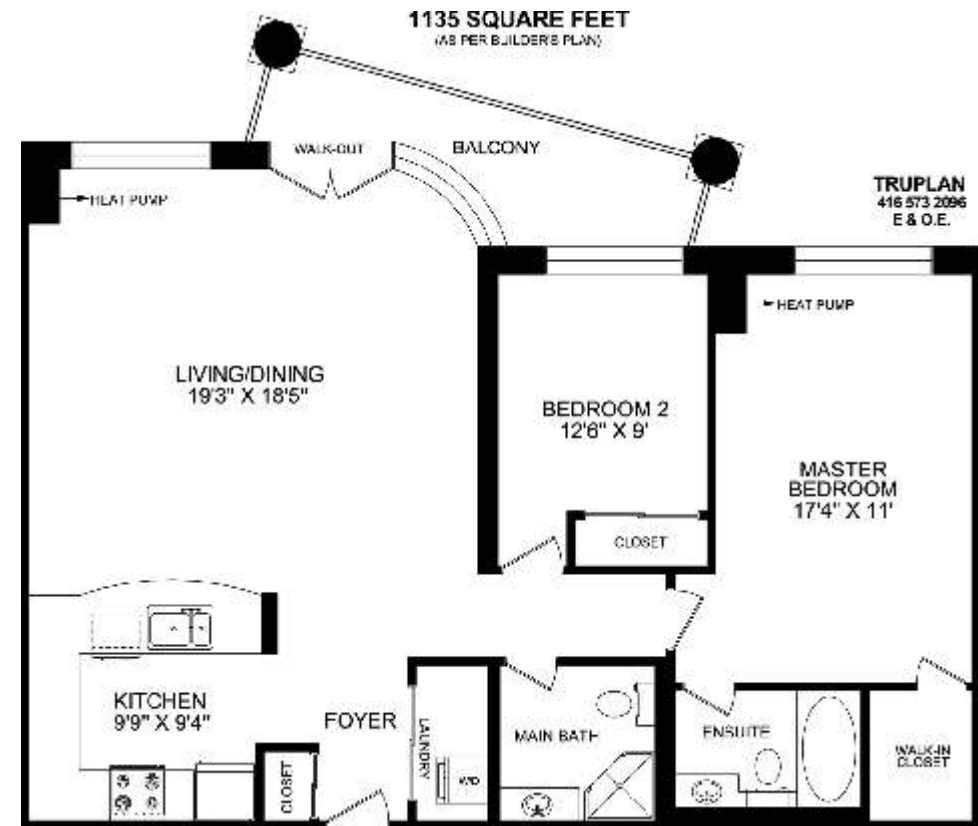
- \* The Entry **Foyer** has a mirrored Coat closet to the left, opposite a wide mirrored **Laundry** closet. The mirrors add to the Foyer's welcoming width. Note also the formal alabaster ceiling light.
- \* The **Laundry** holds a stacked Frigidaire Gallery (heavy-duty, super-capacity) Washer & Dryer.
- \* The extra-large **Living / Dining Room's** crown moulded ceiling and high base boards add style ! Its flat & 3 curved windows (plus double glass Balcony doors) have Alleen's roll-down blinds. Note the candle chandelier and 3-pod ceiling light (which permits an alternate electric chandelier).
- \* The covered **Balcony** has a fine South-East view of Lake Ontario. It also has a gas BBQ outlet.
- \* The very commodious **Kitchen** has black Granite counters and a long, curved-edge Breakfast Bar. Above the Bar are 6 upper cabinet doors on the Kitchen side, opposite 6 more on the Dining side! In addition 5 + 7 upper cabinet doors on the N. & W. walls are **also** above over-counter lighting. Lower cabinets have 4 wide doors + 2 drawers under the Bar. Also 2 wide & 2 narrow doors + 6 medium-width & 2 narrow drawers. All cabinets are a Shaker-type design in light-tone Cherry.
- \* Kitchen **Appliances** are all upgraded G E models. They are a G E Profile Performance Fridge with Freezer drawer below, a G E Profile self-clean Stove with flat ceramic Cook-top, a G E Dishwasher, and a G E Spacemaker XL1400 Microwave, combined with venting Range Hood.

### **Apartment's Bedroom Area Features :**

- \* The **Master Bedroom** has freshly-painted walls. Its wide window has a roll-down blind. It has an organized, illuminated, walk-in Closet' and the Apartment's second heating/cooling unit.
- \* The **Ensuite Master Bathroom** also has fresh-painted walls. It has a marble floor and marble walls for the Jacuzzi 4-jet tub (with shower above). There is a framed extra-big mirror above the Corian-marble basin, whose counter extends behind the toilet. The cabinet doors are of Maple.
- \* The **2<sup>nd</sup> Bedroom** has a double closet (shelving will remain). Its window has a roll-down blind.
- \* The **2<sup>nd</sup> Bathroom** has upgraded floor & Shower wall tiles. Corian-marble basin; Maple cabinet.

### **Apartment's Basement Area Features :**

- \* Unit, underground **Parking Space** & storage **Locker** are each 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>

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