



*137
Boardwalk Drive*



Kitchen



Master Bedroom



Media / Sitting Room



Family Room



Dining Room



Living / Dining Room



Master Ensuite



Bedroom 2



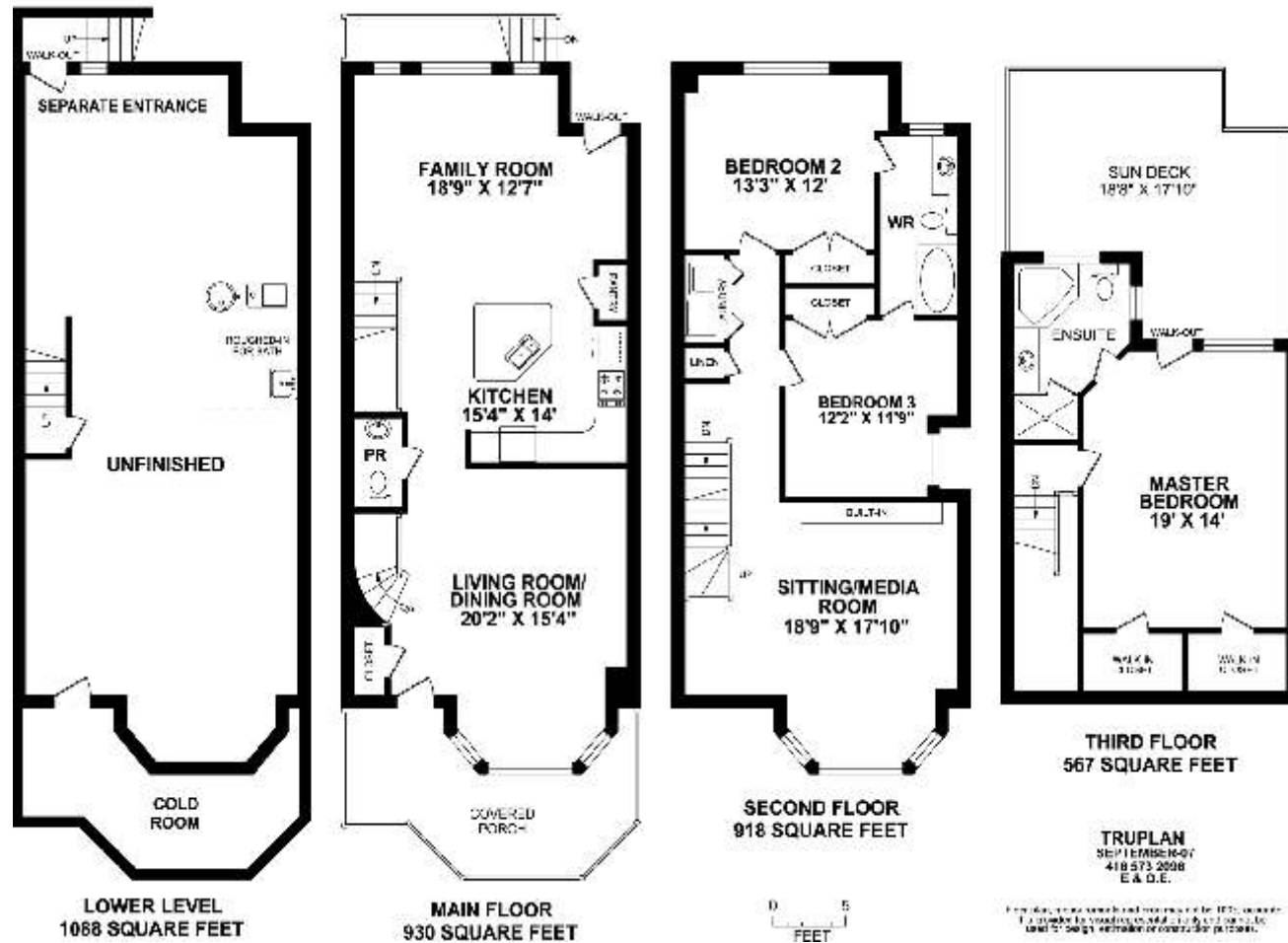
*Separate Entrance in
Large Basement*

137 Boardwalk Drive

Get on **Board** ! **Walk** to Shops or Beach ! **Drive** in Minutes to Downtown !

Total Area including lower level: 3503 sq.ft.

Area Above ground: 2415 sq.ft.



EXTERIOR FEATURES :

- * Landscaped front garden has curved stone path, rock features, lights & automatic irrigation.
- * Landscaped back garden has fresh-stained wood deck, beautiful hand-laid brick patio, raised flower beds, lovely wood trellis, high cedar fence with 2 gates, lights & automatic irrigation.
- * **Separate Entrance** to Basement has back steps with new-painted wrought iron fence & rail.
- * New-painted doors to wide **Double Garage** off the rear lane. Remote garage door opener.
- * All house door exteriors new-painted. Also rails, pillars & posts of front Porch & Sundeck.
- * Huge Sundeck has brand-new Modulette deck tiles:- colour-fast with a life-time warranty !
- * Brick finish for extra durability (vinyl 3rd floor). Note outside spots & Porch's 4 pot lights.
- * Front door is wired for security camera. Back garden has a gas outlet for an outside BBQ.

GENERAL INTERIOR FEATURES :

- * Main & 2nd floors have flat ceilings and custom crown mouldings. Both are costly upgrades.
- * Main floor has fresh-buffed & Varathaned oak Hardwood floors. Powder Room is ceramic.
- * Brand-new stair carpets -- Hand-bound Berber:- Main to 2nd floor; Broadloom to Basement.
- * High-quality Carpeting on 2nd & 3rd floors is all freshly dry-cleaned and Scotch-guarded.
- * CAT 5 smart-wiring outlets in Family Room, Media Room/Office(2), and all 3 Bedrooms!

MAIN FLOOR INTERIOR FEATURES :

- * **Lobby** has ceramic tiles, 2 pot lights, large coat closet (exterior light switches hidden in it).
- * **Living Room** has 4 pot lights in Bay window (California shutters), and 3 pot lights at side.
- * **Dining Room** has 4 hooded pot lights in centre, & 3 pot lights at side. Open oak stair rails.
- * **Powder Room** is fresh-painted. Upgraded pedestal basin, Kohler toilet & 2 wall sconces.
- * Customized **Kitchen** has Centre Island and counter tops made of tropical green Granite. Ceramic diagonally-laid back-splash tiles are illuminated by brand-new Over-counter lights. Ceiling has 6 steel pot lights, 3 hanging lights over Island, 4 pot lights at open stairs down.
- * Custom **cabinets** have 7 long & 6 short upper doors, plus a tall **pantry** door & upper door; 3 medium below-counter doors, a piano-hinged corner door, plus 5 shallow/1 deep drawers. The Island has 2 wide doors under a double sink with **garbarator**, & 2 smaller back doors.
- * Kitchen **appliances** include an Amana stainless steel 36" wide **Fridge** with freezer drawer below, a Thermador stainless steel & black electric **Oven** with **gas Cook-top**, a Venmar stainless steel twin-fan **Range hood**, and a G.E. Quiet-Power built-in **Dishwasher**.
- * **Family Room** has gas fireplace with granite surround, 2 pot lights over fire, 1 pot light in alcove on each side of fire & 4 pot lights at South wall beside Walk-out to back garden. 3 big windows have Hunter Douglas blinds. In coat closet is the **Central Vac.** equipment.

SECOND FLOOR INTERIOR FEATURES :

- * **Media Room/Office** has built-in **Entertainment Unit & cabinet** over corner desk (to stay). Bay window has California shutters. Ceiling has 7 pot lights. Open stairs to 3rd floor.
- * **Laundry** has Frigidaire Gallery front-load **Washer & gas Dryer**. Note the built-in counter to fold clothes, hanging rail and storage cabinets! **Landing** has linen closet & 6 pot lights.
- * 2nd (back) & 3rd (side) **Bedrooms** have Double closets & share fresh-painted **Washroom**.

THIRD FLOOR INTERIOR FEATURES :

- * **Master Bedroom** has two fresh-painted Walk-in organized closets. Cathedral ceiling fan. There are 4 pot lights & 2 ceiling sconces. Double curtain rails. Walk-out door to Sundeck.
- * **Ensuite Bathroom** has Tubco by Whirlpool corner tub, separate shower & 5+1 pot lights.

BASEMENT with SEPARATE ENTRANCE: (Can be legally rented as 2nd housing unit.)

- * Rough-in for 3-piece **Washroom**. Gas furnace (Central air too). Rented gas hot water tank.
- * 160-bottle **Wine Cooler** can stay. Shelves to stay. Huge **Cold Room** under curved Porch.

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Virtual Tour, More Photos, Plus Interactive Floor Plan: <http://www.inthebeach.com>

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