



*145
Boardwalk Drive*



Living Room



Family / Dining Room



Bedroom 3 / Loft



Living Room



Kitchen



Family / Dining Room



Master Ensuite



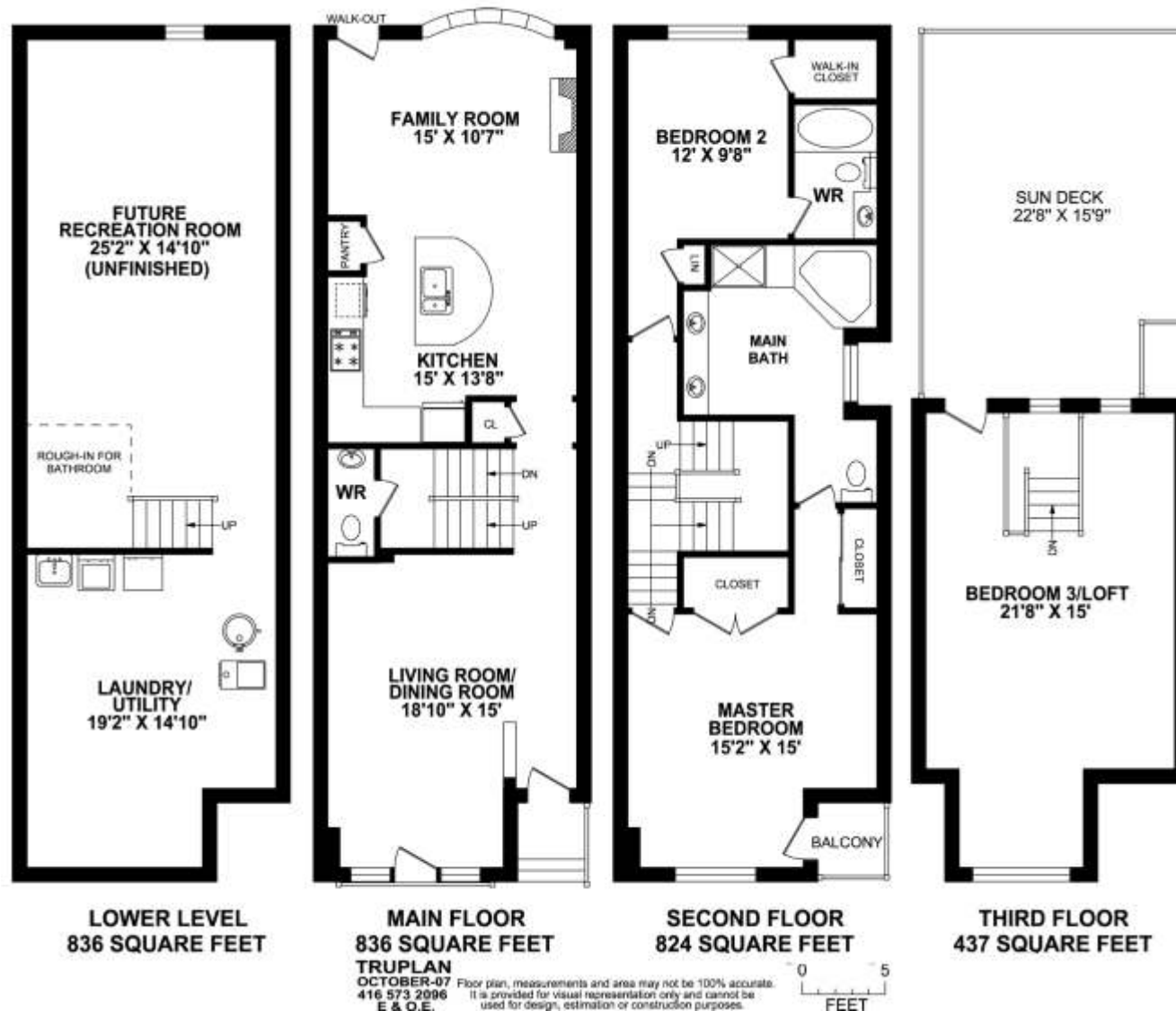
Master Bedroom



Bedroom 3 / Loft

145 Boardwalk Drive

2933 sq.ft. Total area, 2097 sq.ft. Above ground



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

Royal LePage Homeward
Brokerage, Independently owned and operated

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High-Quality Upgrades & Striking Style in "New Beach" Semi

Exterior Features :

- * Professionally landscaped front Garden, with interlocking brick walk-way & patio, lawn, perennial plantings & boulder feature. Programmable lighting & rain-measured irrigation systems.
- * Professionally landscaped & terraced back Garden, interlocking brick patio, raised perimeter beds, perennial plantings, & exterior gas outlet for BBQ. Programmable lighting irrigation systems.
- * Durable brick-clad construction (3rd floor is vinyl siding). Front wrought iron decorative railing.
- * Double Garage has new insulated door (2 remotes & keypad). 2 outside Speakers on its Garden wall.
- * Phantom screens to front and back doors, and to front 2nd floor Porch and back 3rd floor Sundeck

*General Interior Features:

- * Ideal home for an upscale Professional couple. Its large basement allows for an expanding family.
- * Open stairs up to 3rd Floor are striking feature. Upgraded wrought iron pickets; oak posts & rails.
- * Custom Italian lighting, designed & installed by Chico Garcia of *Divine Design* television show.
- * Built-in sound system by G & G Electronics has several local volume controls, each with CAT 5 wiring. Its Stereo Speaker selector box (in the basement) remains. * All blinds & drapes remain.
- * All washrooms have Toto toilets with slow-lowering seats, upgraded taps and wall "furnishings".

Main Floor Features:

- * **Living Room's** smooth ceiling has crown moulding and 10 pot lights (4 centre & 6 surround). There are 2 Speakers in the south wall, and an A D T Security System pad by the front door. The upgraded flooring is of strip maple. The room is open to oak stairs going both up and down.
- * 5 steps down is an oak-floored Landing (3 pot lights) to **Powder Room**, with black granite floor.
- * Framed square arches (black granite floor & pot light) create a small **Lobby**, with its coat closet.
- * The open plan **Kitchen's** 5 pot lights include 2 over the huge **centre island**, with double sink. Its cabinets have these maple-style doors: 4 short, 4 medium, 4 long upper doors; 4 lower doors in the island. 9 small drawers (+ 1 fold-down at sink), and 2 big saucepan drawers. Built-in **Pantry**. Both the semi-circular centre island & counter-tops are of black Granite. Over-counter lighting. Fine stainless steel back-splash & large shelf for Microwave. 2 more Speakers in the south wall.
- * **Kitchen Appliances:** Built-in Dacor gas Cook-top, Bosch electric Oven, WhispAire Range hood, and Asko Dishwasher; stainless steel Amana 36" Refrigerator with bottom freezer; sink Garbarator.
- * The **Family Room** (now used as Dining Room) has a gas fireplace. The Bow window's 5 panes and glass-paned back door all have see-through Hunter Douglas screens. 9 pot lights in flat ceiling

Second Floor Features:

- * **Master Bedroom** has 3 drop-down fabric blinds on windows + 1 on door to Porch (1 pot light). 5 pot lights over south wall, & 2 north wall sconces. 2 double-door closets (1 mirrored/1 extra deep).
- * 5-piece **Master Ensuite** is truly deluxe! Steps up to corner Jacuzzi tub (with jets)! Separate shower. Both have 1 pot light. Toto toilet. Double-wide window has see-through screen. 2 wall Speakers. Twin basins in front of huge beveled mirror are lit by 4 pot lights. Diagonal ceramic floor tiles.
- * **2nd Bedroom** at back has its own 4-piece **Ensuite** washroom (Toto toilet) and walk-in closet.

Third Floor Features:

- * Huge **Loft** has east and west sections that could accommodate **Office** or **3rd Bedroom** spaces. The Entertainment unit & surround-sound wiring remains, but NOT the TV or sound equipment. There are 12 pot lights, and blinds on 2 long east windows & the walk-out door to the Sundeck .
- * **Sundeck** has 2 outside Speakers, 3 fence lights, Satellite dish, & hose bib. New lifetime deck tiles

Unfinished Basement Features:

- * **Laundry** area has wash tub and Asko 11505 (Swedish) front-loading clothes Washer and Dryer.
- * Rough-in drainage pipes for additional **Washroom**. * Rough-in pipes for Central Vacuum system.
- * Forced Air Gas Furnace (connected to Central Air Conditioner) has Lifebreath T F P Air Cleaner, and Aprilaire 550 Humidifier. The gas Hot water heater is a rental unit.