



Media Room



173
Boardwalk Drive

Presented by Nick Boothby and Christine DeMerchant



Living Room



Media Room



Kitchen



Family Room



Rec Room



Bedroom 4 / Office



Bedroom 3



Bedroom 2



Master Bedroom

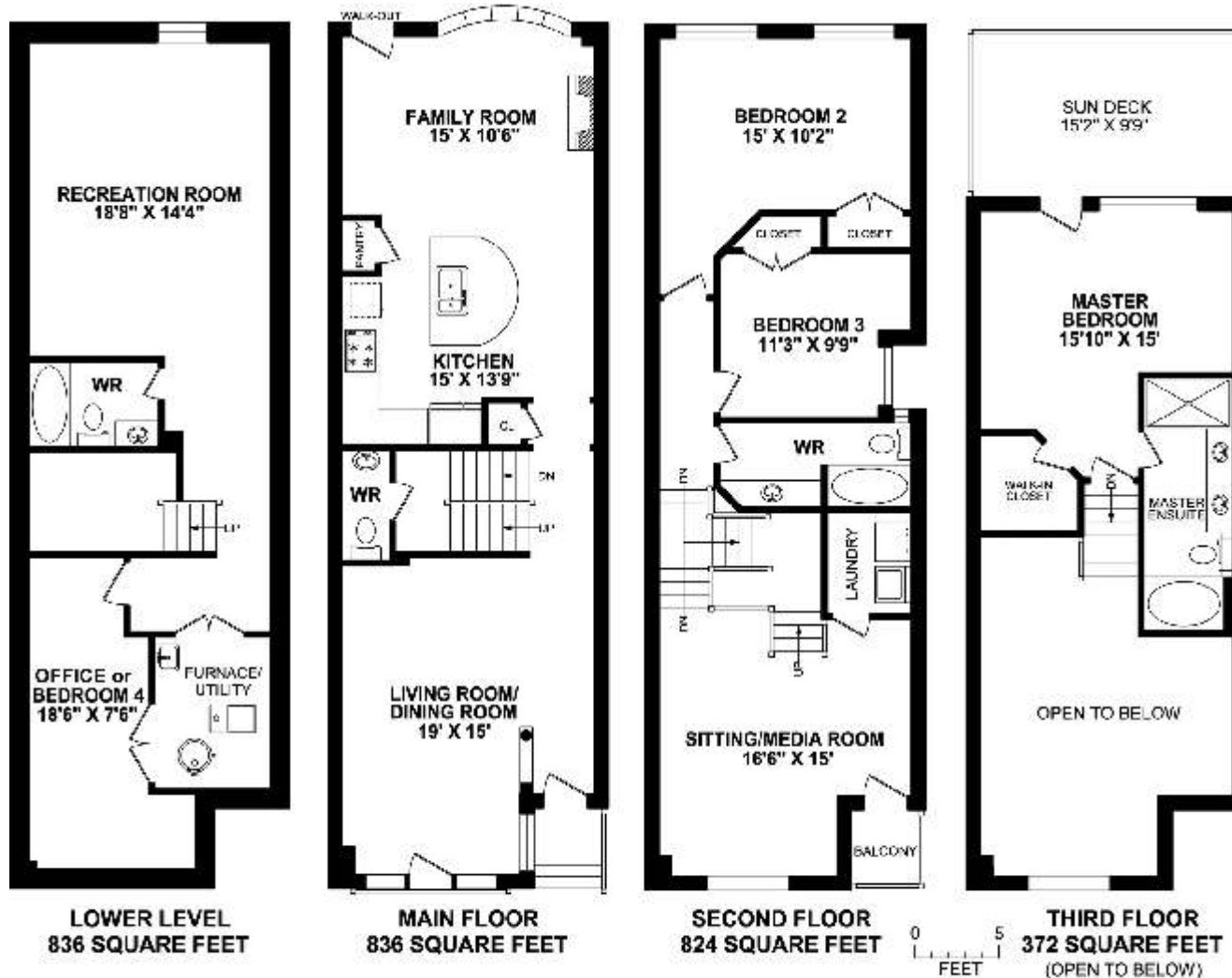


Master Ensuite

173 Boardwalk Drive

Select this Spacious and Stylish Semi !

2868 sq.ft. Total area, 2032 sq.ft. Above ground



TRUPLAN 416 573 2096
JANUARY-08 E & O.E.

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

More photos and link to Virtual Tour at:

<http://www.inthebeach.com>

Royal LePage Homeward

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Exterior Features :

- * Mostly brick construction for durability (part of 3rd floor is vinyl-clad). Cement blocks from main floor to 3rd floor provide good sound-insulation between this home and its Semi-detached neighbour.
- * Attractive Juliet faux-balcony off Living Room, and small 2nd floor Balcony above front door Porch.
- * Pressure-treated pine deck tiles on 2nd floor Balcony & 3rd floor Sundeck were installed in Jan 2008.
- * Front garden has striking inlaid brick path & some perennials. Front Porch has upgraded stone floor.
- * Fully landscaped back garden has 2-level inlaid cement-brick patio, raised deck (optional flower bed under it), 2nd raised flower bed, two pergola features (at side fence and at door to garage), gas BBQ outlet from house, Central Air Conditioner, high wood fencing & wood shingle back door "awning".
- * **2-car Garage** is reached from back lane. It's upgraded with 2 remote door openers & eaves troughs.

General Interior Features :

- * All-flat ceilings throughout the home are a major upgrade, requiring use of higher-grade lumber.
- * Virtually every light (except Kitchen/ Family Room pot lights) has been upgraded from the original.
- * Stair rails, pickets and posts were all upgraded to create a more pleasing and robust appearance.
- * Berber carpeting on 2nd & 3rd floors and top-quality Broadloom in the Basement are all new-cleaned.

Main Floor Interior Features :

- * **Lobby** has glass-paned door, ceramic tile floor, Security System pad (Monitoring under \$30/month).
- * **Living / Dining Room** has gunstock Hardwood floor, 9 foot ceilings with dentil crown moulding, California shutters on door to Juliet Balcony and windows each side, plus window for front Porch.
- * Small **Vestibule** beyond stairs provides separation leading to Kitchen. It has a useful coat closet.
- * The half-way down Landing has a door to **Powder Room**: a separate level gives welcome privacy !
- * The big **Kitchen** has an extra-large, semi-circular Centre Island. Its double sink has an upgraded tap, and 4 below-counter cabinet doors. 3 more below-counter doors & 4 drawers are by fridge & oven.
- * Above-counter cabinets have 7 long doors, & 6 short doors above fridge, microwave & range hood.
- * 6 pot lights + a hanging light over the Centre Island. A broom/coat closet could be used as a **Pantry**.
- * **Appliances** included are a side-by-side Frigidaire Gallery Fridge (with ice in door) and built-in Dishwasher, both in stainless steel; a Whirlpool Accubake built-in Oven (self-cleaning) and ceramic Cook-Top; with an Aira Range Hood above it. The South wall has two built-in Ornamental Shelves.
- * The open-plan **Family Room** continues the Kitchen's Hardwood floor and dentil crown moulding. It also has gas fireplace, Bow window (quality drapes included), 4 pot lights & back door Security pad.

Second Floor Interior Features :

- * The imposing **Sitting/Media Room** has a soaring Cathedral ceiling, with semi-circular upper window, 4 long lower window panes, and French door onto Balcony. Note 4 in-wall Speakers !
- * It has door to big **Laundry Room**, with Whirlpool heavy-duty Washer & Dryer, and 2 wall shelves.
- * The large back **2nd Bedroom** has a double closet, roll-down window blinds, and also 2 wall shelves.
- * The side **3rd Bedroom** has a double closet & window drapes. Its **4-piece Washroom** is next door.

Third Floor Interior Features :

- * Stairs from the Sitting/Media Room separate the **Master Bedroom suite** from the rest of the house. Like the 2nd Bedroom, there is plenty of space for a King-sized bed! It has a walk-in closet, & wide windows both sides of the door to Sundeck (silk drapes included). Cathedral ceiling & chandelier!
- * The **Master Ensuite** has a 4-jet Jacuzzi tub, twin basins in long cabinet, and a separate shower stall.

Basement Interior Features :

- * The huge **Recreation Room** has plenty of space for both exercise equipment and big furniture. Its bookshelves, built-in to surround the window, will remain. Next to it is a full **4-piece Washroom**.
- * The front **Office/4th Bedroom** has a curtained alcove that could easily convert to a double closet. (Its Broadloom has a small rust stain under the Persian rug). Note the big under-stairs **Crawl Space**.
- * The **Furnace/Utility Room** has 2 double-door entries, a wash tub, Sump Pump, and Humidifier.