

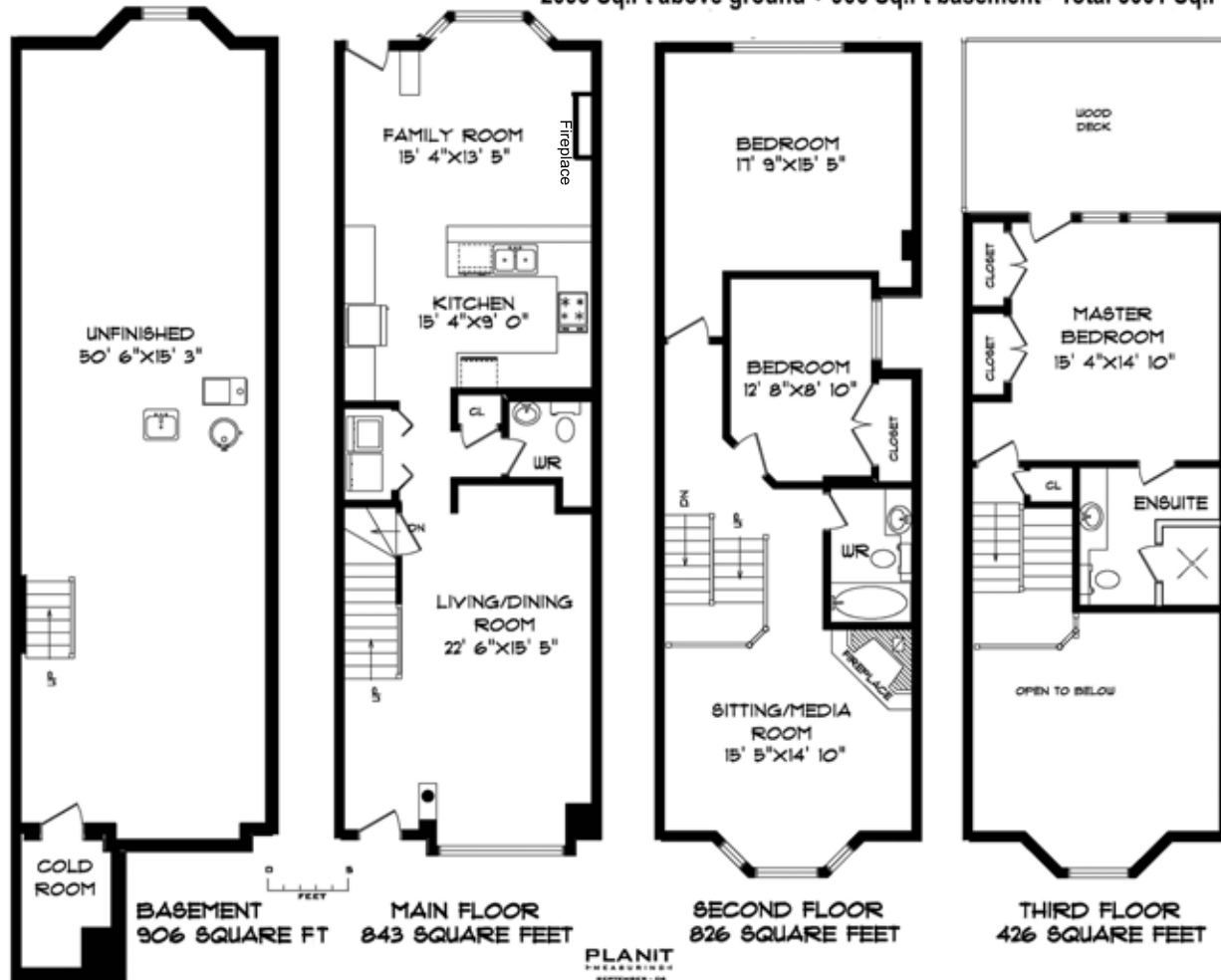


# 34 Joseph Duggan Road



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2095 Sq.Ft above ground + 906 Sq.Ft basement= Total 3001 Sq.Ft



Nick Boothby and Christine DeMerchant  
Royal LePage Homeward Brokerage, 416-698-2090

PLANT MEASUREMENTS  
SEPTEMBER - 06  
ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE  
THREE MEASUREMENTS ARE SUBJECT TO CERTIFICATION, E & O, L.  
416-261-5999

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[www.inthebeach.com](http://www.inthebeach.com)

Virtual Tour: <http://www.Obeo.com/297562>

**Nick Boothby and Christine DeMerchant**  
Sales Representatives  
Royal LePage Homeward - Brokerage  
nick@inthebeach.com

**ROYAL LEPAGE**  
**HOMeward**

**416-698-2090**

## Who Could Ask For Anything More ?

### Exterior features:

- \* Old Beach-style Semi home with generous front Porch & huge back top floor Sundeck.
- \* Front porch has 2 pot lights, and is wired for security TV camera and intercom system.
- \* Professionally landscaped (& illuminated) front garden has permanent view of Lake!
- \* Privacy-fenced back garden has "fountain feature" and irrigation system for the flower beds around its flag-stoned patio. Professional landscaping. Gas BBQ outlet.
- \* Double car Garage off back lane has new steel door (2 remotes) and also eaves troughs.

### Main Floor Interior Features: ( South wall has extra sound insulation.)

- \* Front door opens onto small Lobby with 2 pot lights & security system key pad.
- \* Entire main floor has Bruce "winter white" Hardwood floors. Oak stairs to match.
- \* **Living Room's** flat ceiling has 2 speakers, 6 pot lights and formal crown moulding. Its window drapes are included, as is the **Dining Room** chandelier. Note big Alcove!
- \* Modified floor plan has created an extra-large **Powder Room** (with ceramic floor).
- \* **Laundry** closet has double doors (with 4 pot lights outside), a ceramic floor and a 3 door storage cabinet above the KitchenAid "quiet care" Washer and gas Dryer.
- \* Deluxe **Kitchen** has 6 ceiling pot lights, 3 hanging lights and over-counter lights. "Ultra" cabinets provide enormous storage capacity with 12 upper & 8 lower doors, plus 4 standard & 3 huge pot drawers. 8 more cabinet doors above the **Pantry**, the "Ultra"-covered Fridge and the 3-drawer built-in Desk complete the storage story!
- \* Kitchen **Appliances** include an Amana **gas cook-top**, Amana "Exclusive" **fridge** with bottom freezer, stainless steel Venmar **range hood**, stainless steel wall-mounted Panasonic **micro-wave** & Bosch **convection oven**, & stainless steel Bosch **dish-washer**.
- \* The flat ceiling in **Family Room** has 2 speakers & 9 pot lights. There is a **gas fireplace**, Bow window (blinds & drapes to stay). Walk-out to back yard has security system pad.

### Second Floor Features: (South wall has extra sound insulation.)

- \* The Cathedral ceiling of **Sitting/Media** Room is re-enforced for a ceiling fan. Note the home's 2nd **gas fireplace**, 8 pot lights, bow window (blinds to stay) and open stairwell. This room is hub for home's built-in speaker system. Ethernet drop. Berber carpet.
- \* Huge **Second Bedroom** (used as Office) has 2 ceiling speakers and Berber carpet. Window blinds to stay. Ethernet drops on both sides. (Note 4 pot lights in corridor.)
- \* **Third Bedroom** (used as Den) has double closet and Berber carpet. Anti-pigeon net.
- \* **Four-piece Bathroom** has 2 ceiling speakers (WOW !) and ceramic flooring.

### Third Floor Features: (South wall has extra sound insulation.)

- \* Linen closet at top of stairs (2 pot lights). **Master Bedroom** has His & Her closets moved to South wall. 2 speakers & 6 pot lights in flat ceiling. Window blinds to stay. Berber carpet. Walk-out to **Sundeck** with 2 more speakers and satellite dish (below).
- \* **Ensuite Washroom** customized with glass-walled 60" x 42" double shower (2 heads).

### Basement Features:

- \* **Cold Room** has sump pump. Aerus **central vacuum system**. Dynamic **electric air filter**. AprilAir model 550 **humidifier**. Rough-in for 3-piece washroom. Utility sink