



**107
Parklea Drive**
*Presented by
Nick Boothby and Christine DeMerchant*



Dining / Living Room



Living Room



Master Bedroom



Basement Family Room



Bathroom



Kitchen



Bedroom 2



Basement Bedroom



Basement Family Room

107 Parklea Drive

Beautiful Leaside Bungalow

Prestige location! Private drive! Large lot! Gorgeous garden! Convenience! Value!

Comparable area bungalows have fetched up to \$541,000, \$561,000, \$571,000, \$631,000.

Exterior Features :

- * Private drive for 4 cars with hand-laid cobblestone-pattern extending to side entry door.
- * Flag-stone steps and patio, with raised flower bed feature, add welcome to front door.
- * All-brick exterior and newer roof enhance the low-maintenance quality of this home.
- * Huge fenced back garden, lovingly cultivated for many years by skilled owner's hands. This garden boasts many perennials, flagstone path to shed and even a vegetable patch. The owner would love to share the garden's secrets! Note also the fine mature trees.

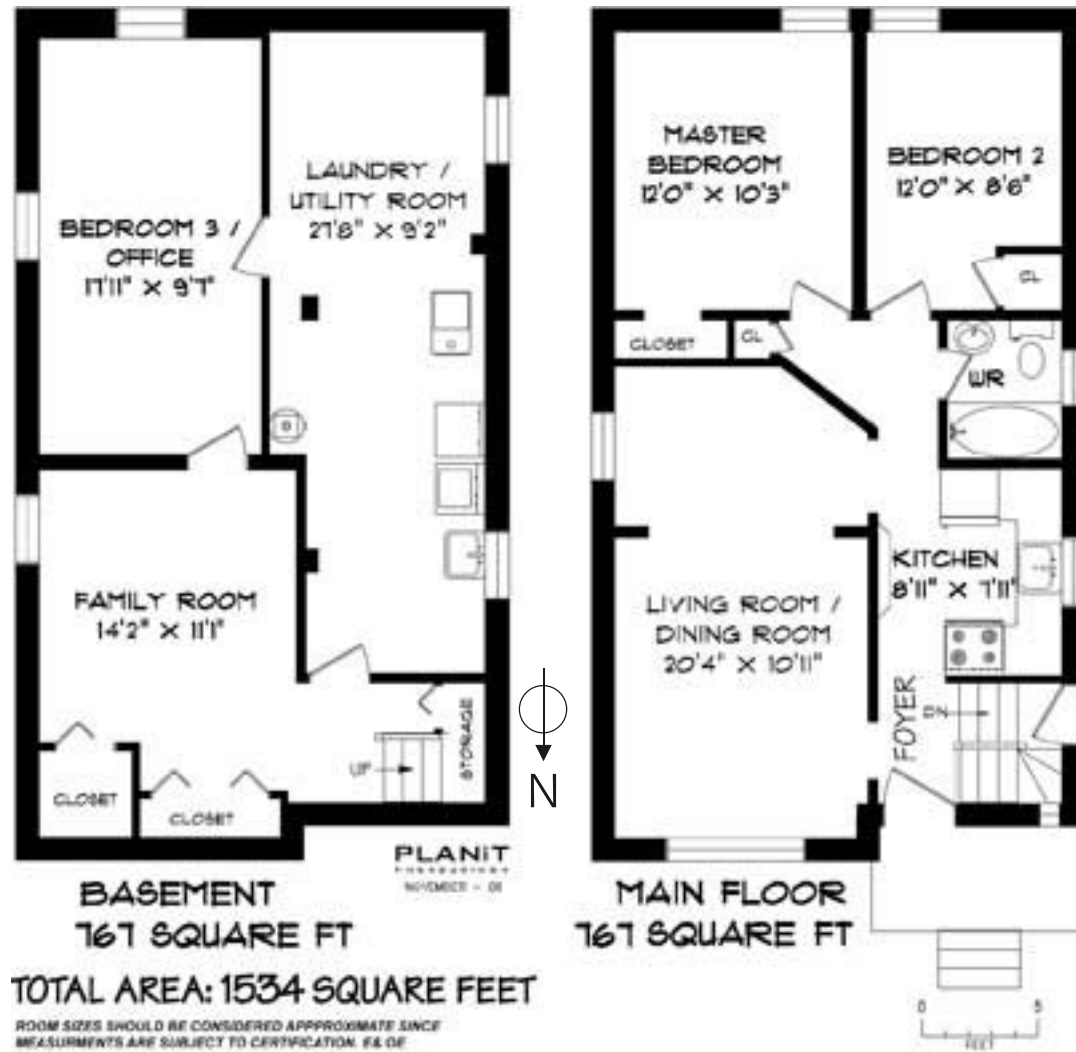
Ground Floor Interior Features :

- * **Foyer** has new storms for both front & side doors. Hardwood floor. Beveled glass window on North wall. Open stairs feature (Berber carpet) down to Basement.
- * **Living Room** has selected Red Oak Cherry Hardwood floor. High formal baseboards. Beautiful multi-paned front windows facing North. Crown moulding around ceiling.
- * **Dining Room** is open plan with East facing window. It repeats the quality finishes of hardwood floors, formal baseboards and moulded ceiling. Chandelier is excluded.
- * **Kitchen** is updated with a new Greenhouse opening window and a newer built-in Inglis dishwasher. Cushion floor has faux slate tiles. Ceiling has crown moulding. Storage includes 7 upper cabinets (2 with glass doors), 5 lower cabinets (2 with corner doors), 2 drawers and 2 pairs of corner shelves. Note the hidden lights above the counter tops.
- * 4-Piece **Bathroom** has ceramic floor tiles and 3-section mirrored medicine cabinet.
- * Both **Master** and **2nd Bedrooms** have windows facing South, overlooking the back garden, Hardwood floors and roomy closets. Note the Master's custom Levelor blind !

Finished Basement Features :

- * All Basement windows are above grade, slide open and let in plenty of natural light.
- * North wall of **Foyer** is brick veneered. Note spacious storage closet under stairs.
- * **Family Room** has recessed Florida ceiling lights. Quality Berber carpeting on raised floor. Walk-in & separate double closet. 100 Amp breaker panel behind louvre doors.
- * Huge **3rd Bedroom / Office** has both South and East-facing windows. Berber carpet on raised floor. 2nd door into Utility Room. Wall sconce like the one in Family Room.
- * Multi-purpose **Utility Room / Workshop / Laundry** has newer Maytag washer / dryer and laundry tub. High-efficiency gas furnace (new in 2000), Central Air conditioner and Humidifier. Rental hot water heater is electric. Concrete floor. 2 windows. Wall-mounted storage cabinets & shelving to stay. (Space exists to install 2nd washroom.)

Public Schools: Bessborough Drive Elementary & Middle. Leaside High School.
Catholic Schools: St. Anselm on Bessborough Dr. Marshall McLuhan Secondary.



www.inthebeach.com

Virtual Tour, More Photos, Plus Interactive Floor Plan

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

416-698-2090

HOMEWARD

Copyright Nick Boothby and Christine DeMerchant