

147 Pickering Street

Presented by Nick Boothby and Christine DeMerchant



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Comfortable Modern and Well Laid out!

Total Area including lower level: 1,649 sq.ft.
Above ground: 1,137 sq.ft.



Surprisingly Roomy Townhouse provides alternative to Condo!

Exterior Features:

- Large front and back gardens. Back garden overlooks Green Space; and has burning bush, lilac and more. Parking right of way for 1 car from back lane.
- Near Adam Beck School (1 street E), Malvern (1 street W), Ted Reeve Community Centre, Main Street community pool, YMCA at Kingston Rd. Close to Transit: ... walk in 5 minutes to Kingston Rd. Street car, 10 minutes to GO station, 15 minutes to Main St. TTC.

General Interior Features:

- Completely repainted and redecorated in the last 2 years. Gas forced air furnace with Central Air Conditioning. Flat ceilings throughout. 4 Ceiling fans are added bonus!

Main Floor:

- Entrance **Foyer** has tiled floor that match Kitchen, coat alcove with hooks has enough room to make a closet. New light fixture. Bright open stairs with **skylight**.
- Large double **Closet**, coats on one side and general storage with shelves on other. Open shelf above.
- **Kitchen** has ceramic floor tiles that match entrance foyer tiles, ceramic tile back splash.
- **Kitchen** upper cabinets have 6 long, 6 short doors, plus open shelf above double sink. Lower cabinets have 5 medium doors and 7 drawers, one is deep. New 4 piece Halogen light.
- **Kitchen appliances:** Moffat stove, Frigidaire refrigerator, built in GE Dishwasher, Extractor fan.
- Bright **Office** has lots of windows. Extra heat provided by electric baseboard heater.
- **Living Room, Foyer and Dining Room** have hardwood oak floors, and 8.5 ft high ceilings. **Dining and Living Rooms** have triple-light ceiling fans plus another 3 light bar fixture.
- **Dining Room** has 3 pane floor to ceiling window, (curtain rods to stay) one of which is a sliding door for Walk-out to covered **Deck**. This overlooks wood-fenced back Garden with gate to back Green Space and parking pad right of way.
- Note large storage area under deck.

Second Floor:

- **Master Bedroom**, accessed through **Tandem Room** with 3 piece octopus light, has floor-to-ceiling 3 panel window overlooking back Garden and Green Space behind. Ceiling fan has triple lights. Floor is broadloomed.
- His and Hers **Walk Through Closets** to large **Ensuite** 2 piece washroom with tiled floor.
- Main 4 piece **Bathroom** has tiled floor and tub enclosure, deep tub with shower, basin with tile back splash and storage in sink cabinet.
- Spacious **Second Bedroom** has hardwood under Berber carpeting, ceiling fan with triple lights and big wall-to-wall closet alcove.

Basement:

- New carpet in basement **Family Room / Bedroom 3** and on stairs going down. 2 pot lights.
- **Washroom** (3 piece) has tiled floor and shower (glass door), pedestal sink and pot light plus stainless steel towel rail and paper holder.
- **Workshop** "workbench" and pegboard to stay. Hot water tank is rented.
- Spacious **Utility / Laundry** room with stacked Washer Dryer (to stay) and **Separate Entrance** (only 2 steps up), through shared **Bike / Storage Room**. Extra storage under stairs.

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

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