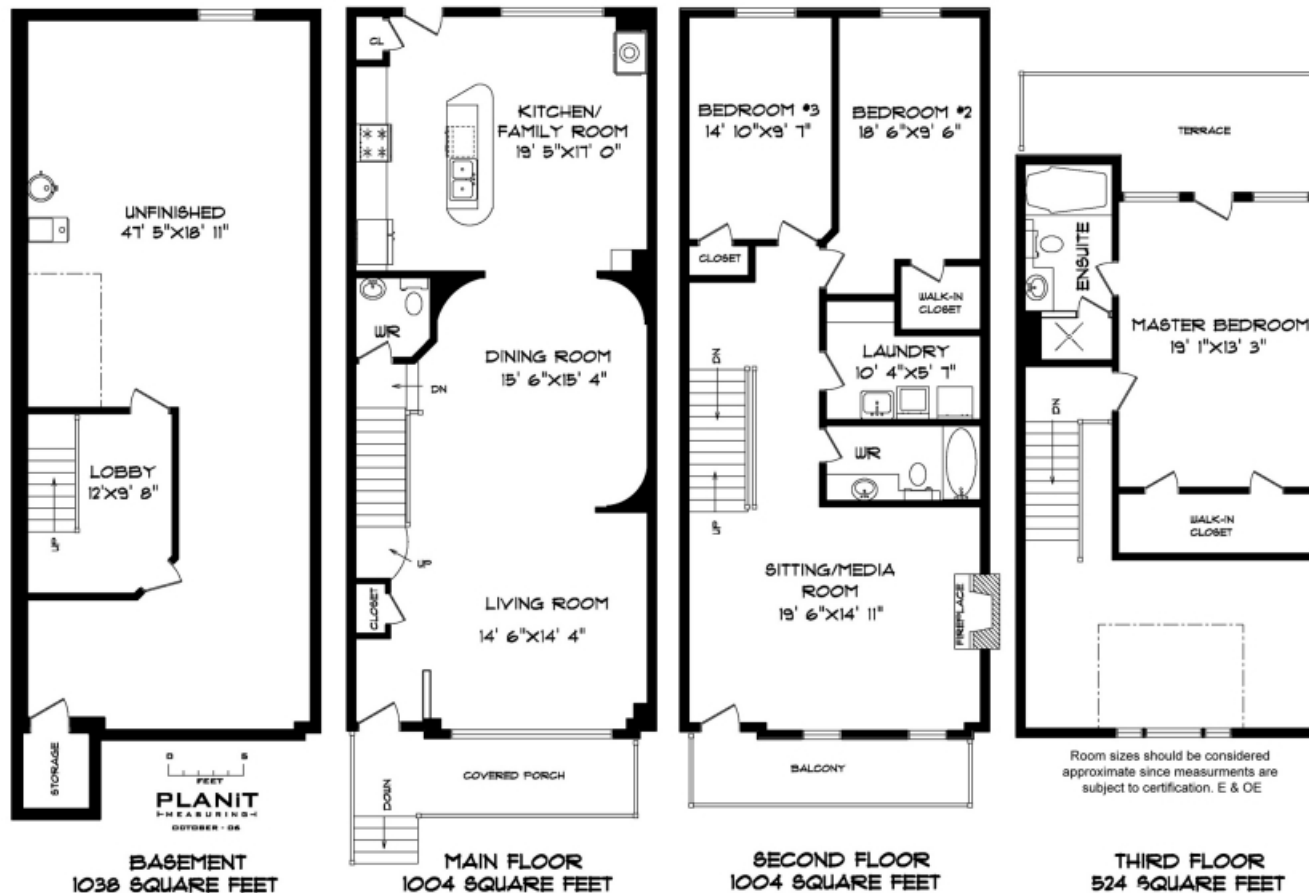


Presented By Nick Boothby and Christine DeMerchant

# 108 Winners Circle



2532 Sq.Ft. Above ground plus 1038 basement= 3570 Sq.Ft.Total Area

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

Virtual Tour, More Photos, Plus Interactive Floor Plan

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## The Newest Detached Home on a "New Beach" Interior Street

### Exterior Features:

- \* Old Beach-style home: generous front Porch & Balcony, plus back top floor Sundeck.
- \* Front porch and steps have an *upgraded* beautiful flagstone finish, not just cement.
- \* Professionally landscaped (illuminated & irrigated) front garden has oversize flagstones extending along North side of home. Note the lot is 6 ft. **wider** than standard 24 feet!
- \* Privacy-fenced back garden has landscaped interlock patio and walkway. It too is illuminated and irrigated. Note the outside BBQ's larger line (500BTUs) gas hook up.
- \* Exterior *upgrades* cost over \$55,000.00! Note that garden illuminations have timer.
- \* Double car Garage is a true-Detached (most are semis). Door has 2 remote openers. Its back lane access has **snow clearance** free of charge! Eaves troughs are an *upgrade*.

### Main Floor Interior Features:

- \* Front door opens to **Lobby** (pot light), *upgraded* with built-in seating and wainscoting. Large coat closet. Security system keypad (*upgrade*). Pillar feature and ceramic floor.
- \* *Major upgrade* is the Winchester Hickory Vintage wide-board Hardwood flooring.
- \* **Living Room** has custom drapes and Hunter Douglas blinds in huge 3-part window.
- \* Huge **Dining Room** has impressively large Coffered ceiling. Chandelier is to stay.
- \* Magnificent curved **open stairway**, extending both up and down, has *upgraded* stain for treads, risers, railings, pickets and posts to match Winchester Hardwood flooring.
- \* **Powder Room** (with ceramic floor) is at drop-down level to emphasize its privacy.
- \* Deluxe **Kitchen** has 8 ceiling pot lights, 4 of them over a 4-person long breakfast bar. *Major upgrades* are the 'Col. Giallo Veneziano' Granite countertops, and the 4" square tile "Giallo Reale" tumbled Marble backsplashes for both the counter and centre island. Kitchen cabinets provide plenty of storage with 9 upper and 4 lower doors, 4 standard drawers and *upgrades* of 1 spice & 2 saucepan drawers, plus separate Pantry cupboard. Centre island has double sink, plus bookshelves at one end and curved counter at other.
- \* Kitchen **Appliances** include a G.E. Profile gas stove (4 gas rings, self-cleaning oven), G.E. Spacemaker combined microwave/range hood, G.E. Profile Max (silent) built-in dishwasher and G.E. side-by-side fridge/freezer (ice & water in door).
- \* **Family Room** has gas fireplace in corner, 4 more pot lights, & Hunter Douglas blinds. Convenient coat closet is next to Walk-out to back garden. 2<sup>nd</sup> security system keypad.

### Second Floor Features:

- \* **Sitting/Media Room** has *upgrades* of wide-board Hardwood floor, the huge 2<sup>nd</sup> gas fireplace, 6 pot lights in the soaring Cathedral ceiling & H.D. blinds. Balcony walk-out.
- \* 2<sup>nd</sup> (walk-in closet) & 3<sup>rd</sup> **Bedrooms** have Berber carpet, light & H.D. blind *upgrades*.
- \* Separate **Laundry Room** (built-in shelves) and 4-piece **Bathroom** have ceramic floors.

### Third Floor Features:

- \* Huge **Master Bedroom** has His & Her walk-in closet, Berber carpet, Sundeck walk-out
- \* **Ensuite Washroom** *upgrades*: Heated flooring, 6-jet Whirlpool tub. (Separate shower.)

### Basement Features:

- \* **Cold Room**'s sump pump replaced by *upgrade* direct connection to Municipal sewers. Finished
- \* **Lobby**: ceramic floor. Rough-in 3-piece **Washroom**. Utility sink. Extra lights.