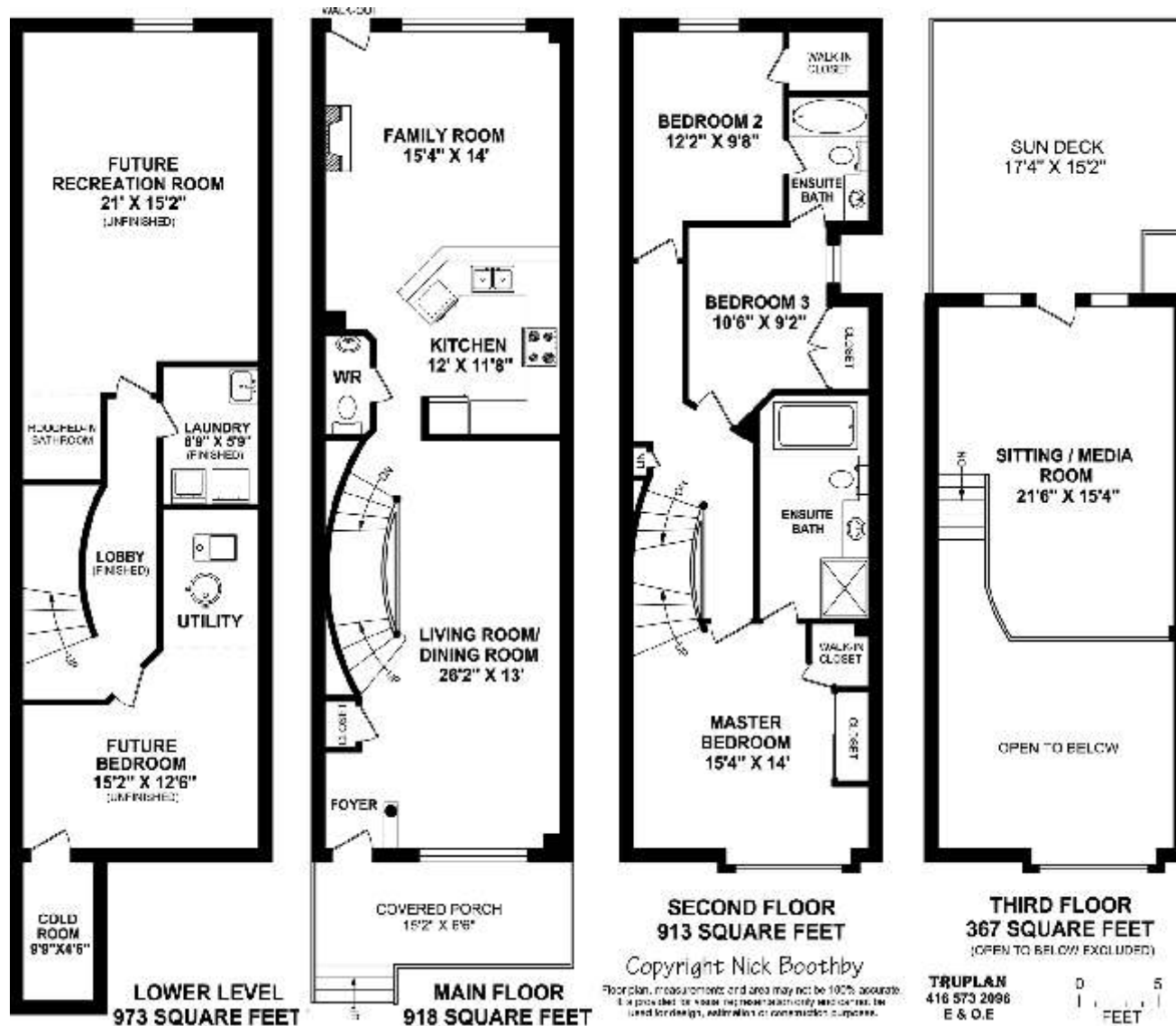




**31
Winners
Circle**

31 Winners Circle

3171 sq.ft. Total area, 2198 sq.ft. Above ground



More photos and link to Virtual Tour at: <http://www.inthebeach.com>

Royal LePage Homeward
Brokerage, Independently owned and operated

1858 Queen Street E Toronto, ON, M4L 1H1

Nick Boothby and Christine DeMerchant
Sales Representatives 416 698 2090

nick@inthebeach.com

East Side of Street Means a Longer Lot & Larger Home !

Exterior Features :

- * Located on premium South end of one of the lowest-traffic streets in the "New Beach".
- * Front Porch echoes style of Old Beach homes. Interlock brick pathway & raised flower bed.
- * Sundeck fencing has recently been replaced with a long-lasting no-maintenance product.
- * Back garden has interlock brick patio & 2 raised flower beds, high wood fencing & side gate.
- * Double garage (remote door openers) holds 2 family cars. Its eaves troughs are an upgrade.

Interior General Features :

- * Oak hardwood strip-flooring for whole Main level. (Ceramic floor in Powder Room.)
- * Open staircases have oak wooden rails, posts & pickets. They add to home's spacious feeling !

Main Floor Room-by-Room Features :

- * **Foyer** has hardwood floor, large Coat Closet and a negotiable petal-pattern chandelier.
- * **Living Room** has a three section picture window, whose sheer curtains are included.
- * **Dining Room** has crown-moulded coffered ceiling with a negotiable antique chandelier.
- * **Powder Room** has full-height ceiling(not under stairs) & pedestal basin. Wall mirror to stay.
- * The **Kitchen's** extra-long Breakfast bar can accommodate 5 or 6 stools ! Its long peninsula-counter with double sink, plus 2 counters with hidden lights, provide LOTS of working space! Above the counters are 13 sparkling-white cabinet doors: 7 long & 6 short. Below are 9 long doors plus 4 drawers. Note the flat ceiling's funky Halogen lights, and the hardwood floor.
- * **Kitchen Appliances:** Bosch (extra-quiet) Dishwasher, Whirlpool Accubake self-clean Oven & ceramic Cook Top, Aira Plus Range Hood, KitchenAid Fridge and Magsonic Microwave.
- * The big **Family Room** has a three section picture window, whose curtains are included. The gas fireplace has a special fan. The door to the back garden has a retracting insect screen.

Second Floor Room-by-Room Features :

- * **Master Bedroom** has a Cathedral ceiling, double closet (mirror-doors) PLUS walk-in closet.
- * The **Master Ensuite** is extra-large, with big rectangular soaker-tub, and separate shower.
- * **2nd Bedroom** has a walk-in closet. * **3rd Bedroom** has a double closet. Blinds/curtains to stay. Both bedrooms share a 4-piece **Ensuite Bathroom**. A Linen Closet is at the top of the stairs

Third Floor Features :

- * **Media / Entertainment Room** is an ideal private get-away retreat ! Its oak banister railing overlooks the Master Bedroom. Walk-out door to huge **Sundeck**, which has long-lasting composite deck boards/tiles. Since it faces East, it stays cooler in the heat of summer.

Basement Room-by-Room Features :

- * Pleasant finished **Foyer / Lobby** has space opposite the open stairway for library bookshelves.
 - * Finished **Laundry Room** has a moulded sink, flat plaster ceiling and ceramic floor.
 - * **Laundry Appliances** are Concept II Design Series heavy-duty, big-capacity Washer & Dryer.
 - * Future **Great Room / Recreation Room** (possibly combined with 4th Bedroom) has rough-in for a 3-piece Washroom. There is also space under the stairs for a storage closet.
 - * Future **Office** at front of the house also provides a "walk-through" to the extra-big ...
 - * **Cold Room** (future Wine Cellar) under the home's front door. This contains a sump pump.
 - * The **Utility Room** contains the home's Carrier gas Furnace, which is equipped with a General Power Humidifier. It is also linked to the Central Air Conditioner. It also contains the tank & motor for the home's Hoover Central vacuum system. The gas Hot Water Tank is rented.
- Please exclude** the Foyer & Dining Room chandeliers if the Buyers do not want to keep them.