

Living Room



Dining Room



Media / Sitting



Bedroom 2



Rec Room



Bedroom 4



# 164 Boardwalk Drive

Family Room



Kitchen



Bedroom 3



Master Bedroom



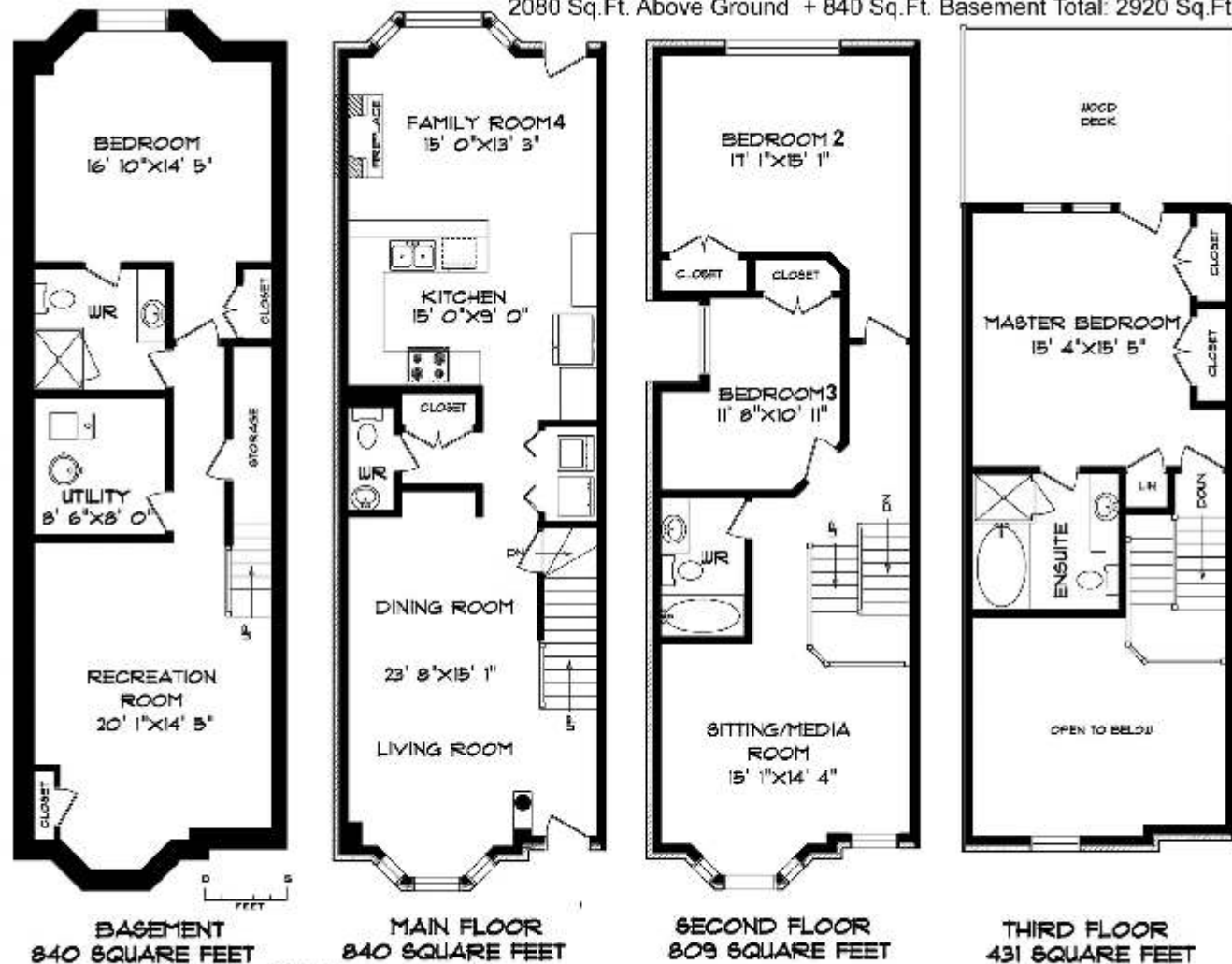
Backyard



Presented by Nick Boothby and Christine DeMerchant

# 164 Boardwalk Drive

2080 Sq.Ft. Above Ground + 840 Sq.Ft. Basement Total: 2920 Sq.Ft.



**PLANIT**  
MEASURING  
SEPTEMBER - 08  
ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE  
STUDIO VISITATION ONLY. SEE REALTOR FOR DETAILS.  
416-298-1-9999

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## One of Boardwalk's Best Brick Semis!

**Exterior Features:** \* Professionally landscaped front and back gardens.

Both have irrigation systems.

\* Front has Credit Valley "all-white" paving stones and Fountain feature.

\* Back garden lawn kept for children; but available plans allow for more formality. Cedar fencing with gate. Interlock brick path. Outside gas connection for BBQ.

\* All brick exterior (except 3rd floor Sundeck level). Note nice front door Awning!

\* Double Garage off back lane (with remotes). \* Plans for front Basement sep. entry.

**Main Floor Interior Features:** \* Spacious **Living Room** has bay window, dentil crown moulding, & high baseboards.

\* **Dining Room:** alcove feature, ceiling medallion (chandelier excluded), & open stairs.

\* Both rooms share a total 11 pot lights, and have Gunwood-stained Hardwood flooring.

\* **Laundry** closet has fr.-loading Kenmore Washer & Dryer, double doors & ceramic floor.

\* Passage to **Powder Room** (ceramic floor) has double coat closet and 2 pot lights.

\* **Kitchen's** top maple cabinets have 8 long & 4 short doors. The bottom cabinets have 9 doors & 10 drawers. Next to the Double Pantry are more top cabinets: 3 long doors over built-in Desk (3 drawers) & 2 short doors over fridge. There are over 40 steel door handles!

\* Kitchen has Hardwood floor, and 7 pot lights (3 of them over the long Breakfast bar).

\* **Appliances:** \* Whirlpool ceramic counter-top stove, above Accubake self-clean oven.

\* Broan hood. \* Built-in dishwasher. \* KitchenAid side-by-side fridge. \* Microwave.

\* **Family Room** has an alcove on each side of gas fireplace. Bay window (cedar blinds).

Hardwood floor, 4 pot lights and walk-out to back garden. Note the Security system.

**Second Floor Features:** \* Berber runner on dark-stained oak stairs (matching pickets) to **Landing** (3 pot lights).

\* **Sitting/Media Room** has Cathedral ceiling, bay window (white wood blinds to stay), broadloom carpet & dark-stained open stairway to 3rd floor. Note illuminated shelf.

\* **Back Bedroom** is extra-large, with double closet (was computer station).

\* **Side Bedroom** has double closet. Anti-pigeon window netting.

\* 4-piece **Bathroom**

**Third Floor Features:** \* Hardwood floor in **Master Bedroom** and organized His & Her closets are upgrades. Linen closet is useful addition. 4 pot lights over bed. White window blinds to stay. Walk-out to large **Sundeck**. (Note possible need for storm door to be added here.) Brand-new pressure-treated pine deck "tiles" have been ordered for the Sundeck.

\* **Ensuite 4-piece Bathroom** has oval tub, separate shower, teal ceramic floor tiles.

**Basement Features:** \* Floors under broadloom are all raised. Note large **Storage closet** under the stairs.

\* Enormous **Recreation Room** has a full-sized door to the home's Electrical panel.

\* Full-width **Fourth Bedroom** has double closet, and large window well in bay area.

\* **Semi-Ensuite 3-piece Washroom** has huge glass shower stall, and two entry doors.

\* **Utility Room** has laundry sink, rented Hot Water Tank, Beam vacuum system. Also Honeywell humidifier fitted to gas forced-air furnace (with central air conditioner).

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

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Brokerage, Independently owned and operated

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