



From **Nick Boothby** *
And **Christine DeMerchant** *

69 Woodbine Avenue Elegant Georgian-Style Brick Semi, 2 Minute Walk to Lake!

Asking \$625,000

Features



- * Luxurious 3 Bedroom, 3 Washroom home has 2 car built-in Garage, plus lane parking for extra car.
- * Huge Living/Dining Room has gas fireplace with remote, crown mouldings and double glass doors to Juliette balcony.
- * Deluxe Kitchen remodeled in 2005 ! Masses of counter space and cabinets; ceramic back-splash; comfy cork floor.
- * Stainless steel top-line gas stove and vent hood; big fridge/ freezer; separate box freezer and wine cooler; microwave.
- * Master Bedroom has THREE double closets, remodeled Ensuite Washroom with 2 basins and extra-large shower.
- * Bedrooms 2 and 3 (Office) have big closets and share a 4-piece Bath.
- * Basement Media/Family Room has raised floor. Powder Room. Big Laundry.
- * Other Upgrades: Screen doors to 3 walk-outs (one has awning); Security, central vacuum and 2 C A C systems, Hunter Douglas blinds, Mayfair drapes, 3 Dual-flush toilets, triple-glaze windows.

OPEN HOUSE

Sat. & Sun. Dec 19 & 20
1:00-4:00 p.m.

Juice and Cookies!

Virtual Tour
with more photos and details at:
<http://www.InTheBeach.com>



Royal LePage Homeward Brokerage

1858 Queen Street East, Toronto

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416-698-2090 nick@inthebeach.com

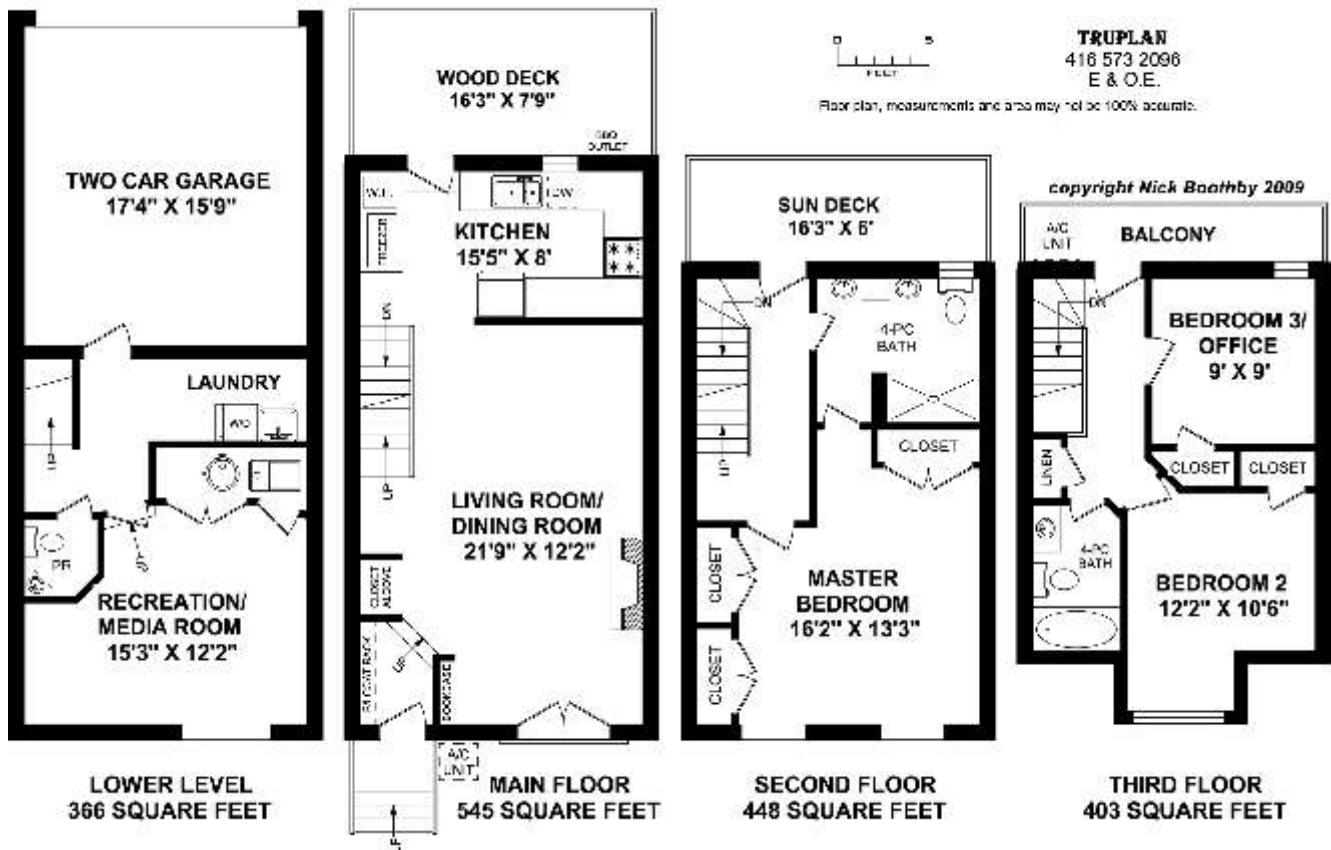
(Just West of Woodbine, next to **Meat on the Beach**)

Printed by Shawn Graphics, 416-467-1517, 2 Thorncliffe Park Drive, Unit 46, sg786@primus.ca, Syed Hyder * **NICK BOOTHBY - C. DeMerchant** Realtors/Salespersons

69 Woodbine Avenue MLS#: E1756852

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(ABOVE GRADE AREA : 1396 SQ.FT & TOTAL AREA : 1762 SQ.FT.)



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