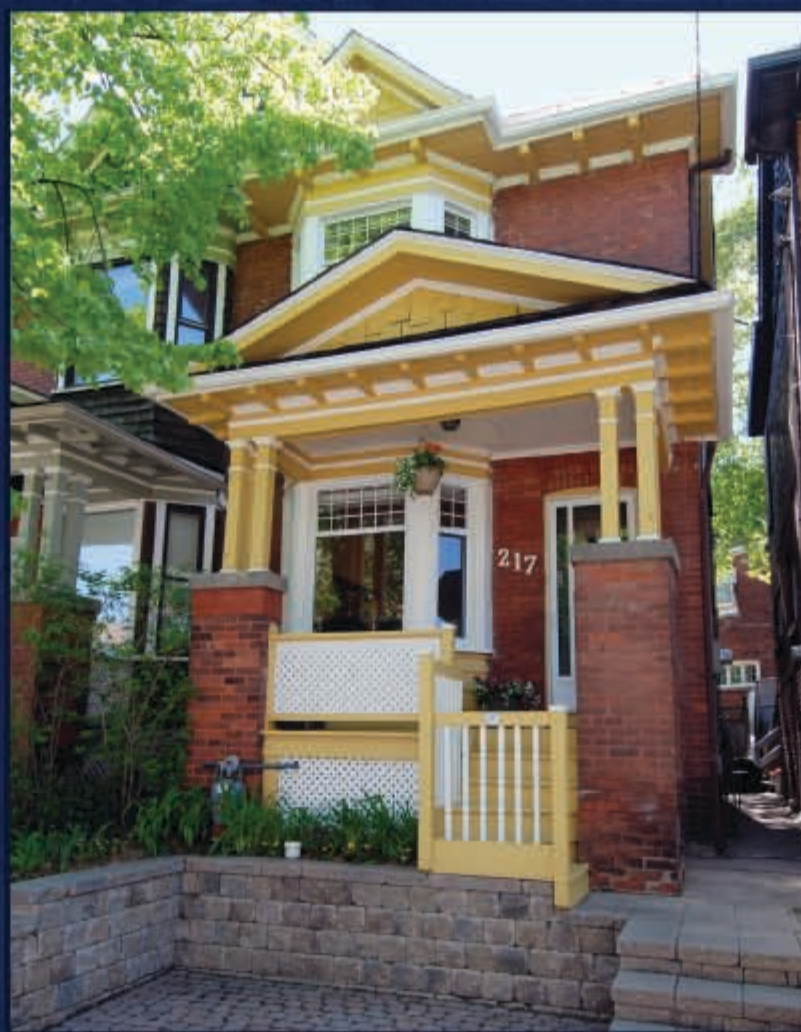




Kitchen



Living Room



Kitchen



Dining Room



Play Area



Family - Media Room

## 217 Balsam Avenue



Back Garden



Bedroom 2



Master Bedroom



Bedroom 3



Main Bathroom

Presented by Nick Boothby, Jacqueline Harris and Christine DeMerchant

## 217 Balsam Avenue

(ABOVE GRADE AREA : 1406 SQ.FT & TOTAL AREA : 2094 SQ.FT.)



LOWER LEVEL  
688 SQUARE FEET

TRUPLAN  
416 573 2096  
E & O.E.

Floor plan, room dimensions and area may not be 100% accurate. It is provided for visual representation only and cannot be used for design, estimation or construction purposes.



MAIN FLOOR  
703 SQUARE FEET



SECOND FLOOR  
703 SQUARE FEET

### 217 Balsam Ave: A Most Affordable Life-style by Balmy Beach School!

#### Exterior Features:

- \* Traditional brick construction front, side & back. (Semi on North side means lower heating costs!)
- \* Landscaped front garden has stone retaining wall. Path & steps up to delightful covered front Porch.
- \* The interlock-brick Parking pad is legal, & wide enough for family-size SUV, plus big motor cycle!
- \* Front door has storm door too. Windowed back door has mullion bars between double glass panes.
- \* Wood-fenced back Garden has a big wood Deck, and a charming kids' Play House/cycle shed, plus 2 motion-controlled security lights, and 2 outside speakers.
- \* New flat roof in 2008. Double-glazed windows - Main floor in 2003, 2nd floor & Basement in 2006.
- \* Water pipe from street to 3/4", inside copper piping & plastic sewage pipe to front boundary in 2005.

#### General Interior Features:

- \* Extensive renovation in 2003 included wide-board oak Hardwood floors throughout the Main floor.
- \* Main floor partition walls removed, new North wall insulation, new drywall & 4 B/I wall speakers.
- \* Open-plan Main floor created, with 20 pot lights + 2 fans-with-lights in new reinforced flat ceiling.
- \* Multi-zone CAT 5 internet (Hub in Living/Dining Room. Wired to Basement & Bedroom 3/Office).
- \* Electric wiring replaced throughout home. 200 Amp service. Breakers. NO active knob & tube!

#### Main Floor Interior Features:

- \* Front Lobby is a separate room (to keep the warmth in & cold out), with coat hooks on South wall.
- \* Living Room has big Bay window (custom Roman blinds), 8 pot lights & wood-burning Fireplace.
- \* Open-plan stairs have wooden treads, and painted posts, pickets & handrails. Custom Roman blinds.
- \* Dining Room has East-facing window & high South-facing windows. 7 pot lights & ceiling fan.
- \* Kitchen has granite Counters and Breakfast bar (which seats 4!) & subway tile ceramic Backsplash.
- \* High-grade wooden Cabinets. 7 upper doors (corner one is glass-paned, with an over-counter light) & 3-level wine bottle shelf. 7 lower doors (2 are narrow for trays) + 7 drawers (includes 2 wide/2 narrow saucepan drawers). 5 pot lights, ceiling fan, and Hunter Douglas up/down window blinds. Above cabinets on North wall is wiring for 2 extra "loose" speakers, connected to 4 in-wall speakers.
- \* Kitchen Appliances: Kenmore self-clean gas Stove, NuTone Allure Range Hood (vents outside!), Maytag side-by-side Fridge (with water & ice in Freezer door) and built-in Dishwasher next to sink.
- \* Back Foyer has large picture window with blind, and open-plan stairs. Space for future coat closet.

#### Second Floor Interior Features:

- \* Original Hardwood flooring is all re-finished to excellent condition. Note how wide the Passage is!
- \* The front Master Bedroom has a big Bay window with Hunter Douglas roll-down window blinds, a wood-burning Fireplace, deep closet, ceiling fan, & pull-down-with-ladder access to Attic storage. Note the 42" wall-mounted Plasma TV. \* The side Bedroom 2 has a closet & South-facing window.
- \* The Laundry has a stacked Kenmore Elite Washer & gas Dryer, built-in shelves & ceramic floor.
- \* The Main Bathroom has an 8-jet wide Jacuzzi tub, a separate Shower and a big glass-block window.
- \* The back Bedroom 3 has a closet & Cat 5 wiring for optional use of this room as a Home Office. Note 5 picture windows overlooking the back garden, all of them fitted with custom Roman blinds.

#### Basement Interior Features:

- \* Under stairs is a brand new 200-bottle Wine Cellar, fully wood lined, with B/I shelves & chiller.
- \* The Play Room has B/I shelves on South wall, and kids' art nook under glass-block window.
- \* The 4-piece Bathroom has a tall cabinet which stays, and ceramic floor.
- \* The Family Room/Home Theatre includes a 110" wall screen & 5 Speakers. Projector is Owner's.
- \* The Utility Room/Workshop has a brand new 2009 American Standard Freedom 95 Furnace (which claims 96% efficiency), a Humidifier and a rented Hot Water Tank. Work bench stays.

Steps to Glen Stewart Ravine (for dog walking), Kingston Road (Art of Cheese, Close to the Bone, Movies to Go, plus many other great shops) AND a level walk to Balmy Beach School.

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

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Royal LePage Homeward

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