



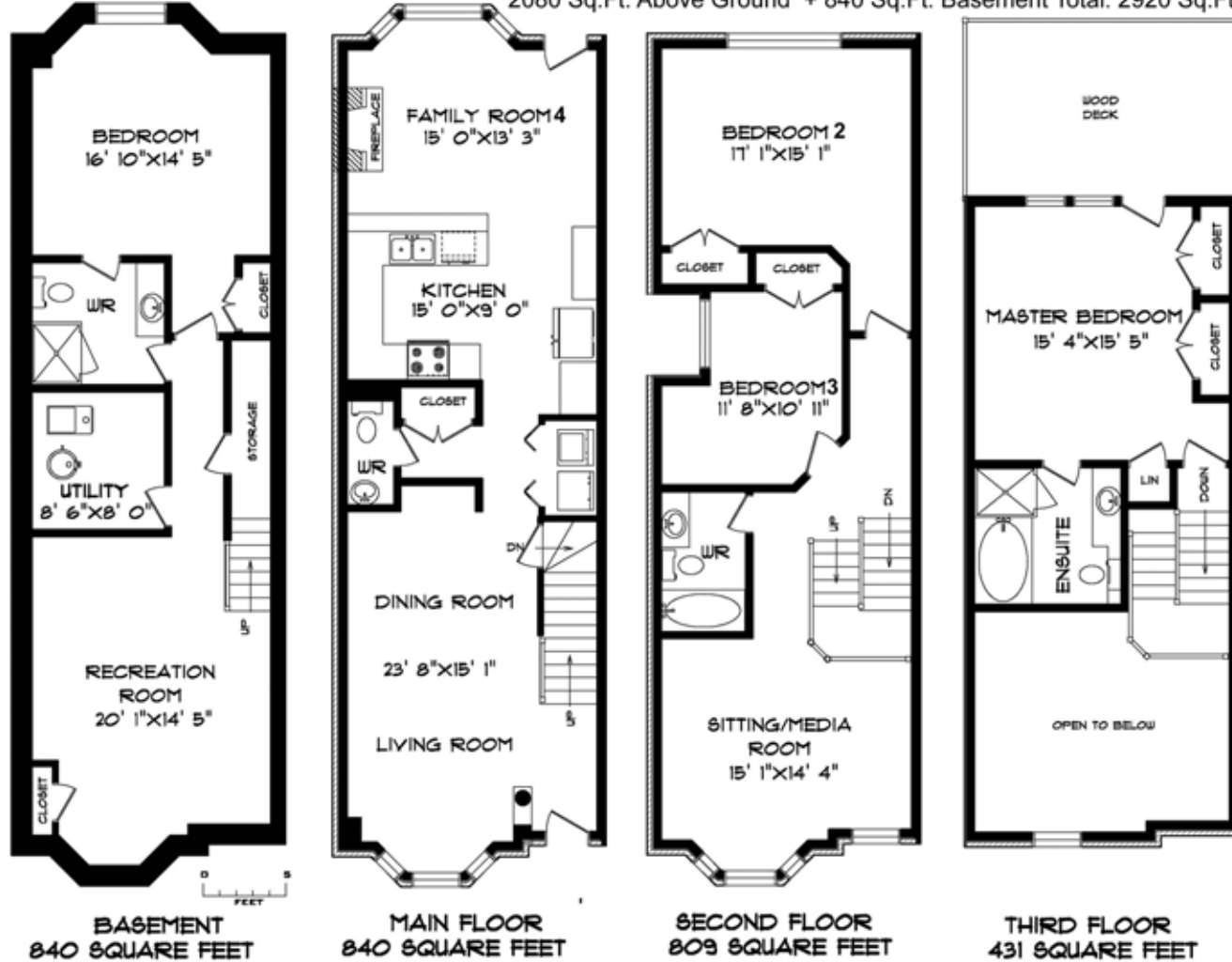
# 164 Boardwalk Drive



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 - 06  
ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE  
SINCE MEASUREMENTS ARE SUBJECT TO CERTIFICATION. P. & D.L.  
416-361-5999

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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 new 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 had front-loading Kenmore Washer & Dryer, and 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. By the Double Pantry are more top cabinets: 3 long doors over built-in Desk (3 drawers) & 2 short doors over fridge. Over 40 new steel 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 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 & open dark-stained open stairway to 3rd floor. Note feature shelf.
- \* Back Bedroom is extra-large, with double closet (computer station) and corner closet.
- \* 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.)
- \* 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 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 4-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). "Quickfreez" by Wood chest freezer may be included if Buyer wants it.

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