



Dining Room



Master Bedroom



Bedroom 3



Bedroom 2



67
Joseph Duggan Road
Presented by Nick Boothby and Christine DeMerchant



Living Room



Living Room



Kitchen



Recreation Room / Office

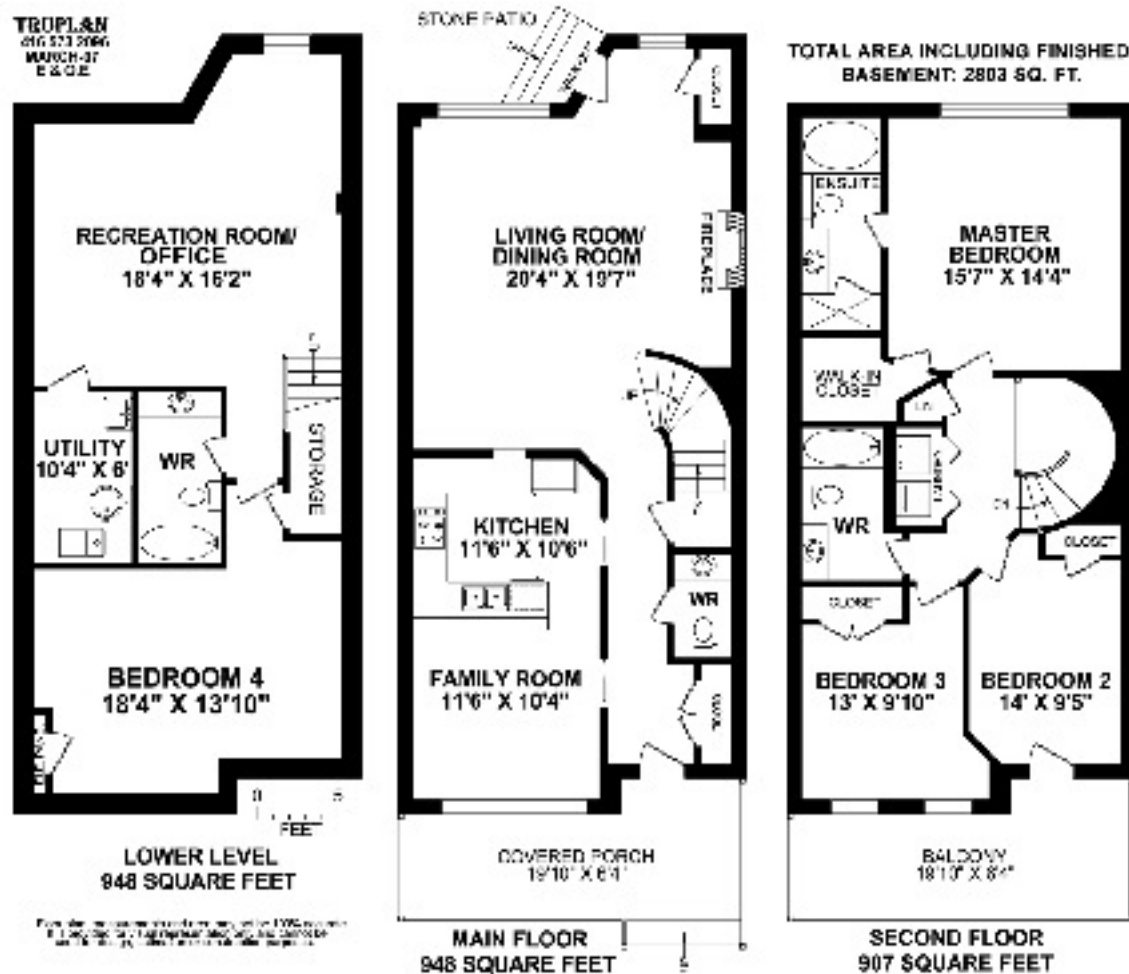


Family Room



Bedroom 4

67 Joseph Duggan Road



www.inthebeach.com

Virtual Tour, More Photos, Plus Interactive Floor Plan

Nick Boothby and Christine DeMerchant

Sales Representatives

416 698 2090

Royal LePage Homeward - Brokerage
Independently owned and operated

nick@inthebeach.com

1858 Queen Street E.
Toronto, ON, M4L 1H1

Less Stairs -- but Lots of Space in this Very Rare 2-storey New Beach Home !

Exterior Features :

- * Tribute's Glen Manor 1 model, Elevation B. It has the optional 2nd Floor plan, with no 3rd floor. Attic is unused.
- * Traditional Beach styling, with a wood-railed front Porch and upper Balcony. The home has Vinyl siding.
- * Cars enter the spacious truly-Detached double Garage (2 remote controls) from a rear Lane. Eaves troughs added.
- * Cultivated front Garden with Interlocking Brick pathway. Note the big Garbage / Blue Box cabinet on front Porch.
- * Extra-deep, beautifully landscaped back Garden whose spacious Interlocking Brick patio is bordered by raised flower beds with full perennial plantings. Its wooden fencing has 2 gates, to front & back! Note the outside gas BBQ outlet.

General Interior Features :

- * The open floor plan of Main & Basement levels creates the sensation of extraordinary space with their huge rooms.
- * This is a modern home! It was first occupied in late 1998. It is Smart-wired, forced-air heated & fully air conditioned.
- * Important features are a 2-tank "Culligan" Water Softener, and a "Chubb" Security System with computer-voice prompts.

Main Floor :

- * **Front Lobby** has beveled stained-glass front door panel and transom. Double coat closet is fully organized.
- * **Powder Room** has a ceramic floor matching the lobby, and a spacious vanity unit with double oak doors.
- * **Family / Morning Room** has a Pocket door, and beveled stained-glass transom over its three-division window. The café curtains stay. Note the flat ceiling, the ceramic floor, and the Breakfast bar separating it from the Kitchen.
- * **Kitchen** has a full illuminated ceiling (which is easy to remove if your taste differs), plus over-counter lighting. Another Pocket door and an open Hatch to the Dining room are added features. The Kitchen floor is also ceramic. Newly-installed Granite Transformation kitchen counters and back-splashes are non-stain (unlike marble) & non-crack. Kitchen cabinetry is oak-fronted and copious. Below counter level are 3 wide doors, a corner Lazy-Susan, 2 pot drawers & 6 small drawers. Above counter level are 7 long & 6 short cabinet doors. There is also a Pantry cabinet. The double sink behind the breakfast bar is served by a separate Culligan "Goodwater" machine for drinking water.
- * **Kitchen Appliances** include a "Magic Chef" gas counter-top Stove, with "KitchenAid" Oven below, "Aira" Range Hood, "Maytag" built-in Dishwasher, "Kenmore" Fridge (with freezer door below) and "Kenmore" free-standing Micro-wave.
- * The home's **Great Room** combines the **Dining Room** and **Living Room**. Features are the complete crown moulding, the gas fireplace, the elegant curved open stairway, the 4 big windows (Hunter Douglas blinds stay) and 2nd coat closet. Ceramic tile floor at Walk-out door (with Phantom screen) to beck Garden. Beveled glass light matches one in stair well.

Second Floor :

- * Curved stairs (Oak rails/pickets) up to **Landing**. "Inglis" clothes Washer & Dryer in **Laundry** closet. Linen closet too.
- * **Master Bedroom** overlooks the lovely back Garden. It has Hunter Douglas shades, and a big organized walk-in closet. There is deep-pile blue carpeting.
- * Ensuite Master **Bathroom** has a big oval Jacuzzi soaker tub, and a large separate shower.
- * **Bedroom 2** (currently an office with sofa-bed) has closet, and Walk-out door (with Phantom screen) to duck-boarded Balcony.
- * **Bedroom 3** has pair of windows with blinds & curtains to stay. Double closet is fully organized.
- * Separate 4-piece **Bathroom**.

Basement :

- * **Recreation Room / Office** has a deep-pile carpet on a raised floor. Note the deep window on the Office's computer alcove. The extremely spacious feel of this room is enhanced by the open, oak-railed & picketed, stairs up to the main floor.
- * **Bedroom 4** is actually the home's largest bedroom. The 5-door free-standing cupboard will stay. 3 doors hide shelves. There is a spacious **storage closet** under the stairs.
- * The separate 4-piece **Bathroom** is very big, with extra vanity storage.
- * **Utility Room** has shelves over a plastic work-sink, a Sump Pump, an "AprilAir" Humidifier and a rental Hot Water Tank.