



# 69 Northern Dancer Blvd

Presented by Nick Boothby and Christine DeMerchant



# 69 Northern Dancer Boulevard : on the prime New Beach park-view street !

## Exterior Features :

- \* Superb West-facing vistas over Woodbine Park & Toronto skyline! Car-free space in front of house!
- \* Robust brick-clad construction, with wood shingle porch decorations & vinyl siding at 3<sup>rd</sup> floor level.
- \* Traditional Beach concept of 2 covered porches (2<sup>nd</sup> floor's is extra deep), & huge 3<sup>rd</sup> floor Sundeck.
- \* Fully-landscaped back garden, with interlock brick patio, raised flower beds, wood fencing (1 gate).
- \* Detached 2-car Garage has eaves troughs & 2 remote door openers. Note gas line for outside BBQ.

## Main Floor Interior Features :

- \* Alaska white maple Hardwood floors in Living/Dining and Family room areas for a bright welcome.
- \* **Front Lobby** has black granite-like tiles, and wide organized Coat Closet behind double glass doors.
- \* **Living Room** has crown-molded flat ceiling with 3 pot lights & 4-pod bar light. Curtain rods stay.
- \* Large **Dining Room** area features open oak stairs (closet was removed) and 5 pot lights (+ 2 nearby).
- \* **Powder Room** has a pedestal basin below an upgraded light fixture. The wall cabinet is *excluded*.
- \* Important features of the **Kitchen** are the black Granite counters (with a long Breakfast bar), over-counter lighting & attractive subway tile Back-splash. Under-mounted sink has own draining board !
- \* Decorator's touch shows in the light-toned upper & dark-toned lower cabinets ! Upper cabinets have 5 long & 6 shorter doors, plus 2 glass doors (with 2 lights behind each !). Lower cabinets have 2 corner doors (1 with Lazy Susan), 2 under-sink doors & 4 drawers. The South wall has 3 wide light **Pantry** doors + 1 slim dark broom closet door (all with high doors above), separated by a long Granite desk top with 2 shallow & 3 deep dark drawers below, plus roll-down door hiding a printer !
- \* Lighting is 5 pots in flat ceiling + 3 pots over South desk top, & 3- light fixture over Breakfast bar.
- \* Frigidaire Gallery stainless steel **Appliances** are a 36" side-by-side Fridge (water & ice in door), a gas Stove (4 gas rings & oven below), and a built-in Dishwasher. The stainless steel Range hood by Kenmore has 3 fan & light levels. The glass-front Wine Cooler by Danby Silhouette holds 36 bottles.
- \* The **Family Room** Bow window's California shutters stay. 5-pod bar light + pot light by back door.

## Second Floor Interior Features :

- \* Note the warm-tone Hardwood floors. The 4-piece **Bathroom** has ceramic tiles & upgraded lights.
- \* **Sitting/Media Room** has 1 pot light over gas Fireplace + 3 more in Passage. Also a 4-spot bar light. The flat ceiling is crown-molded. Wall-mounted TV screens here & in Family Room are *excluded*; also the wall-mounted shelves here. Note under-floor wiring to points for surround-sound speakers. Windows' white blinds & curtain rod remain. Glass door to deep **covered Porch** w/ bamboo blinds.
- \* Back **Bedroom 2** (with Bow window) and side **Bedroom 3** have organized closets. Blinds to stay.

## Third Floor Master Suite Features :

- \* Open oak stairs lead up from 2<sup>nd</sup> floor door. Broadloom carpeting is same as for huge **Bedroom**. Double-wide mirror doors hide organized His & Hers closets. Double bi-fold doors at 3<sup>rd</sup> closet. Walk-out to vast **Sundeck** (note water tap). Rods stay for this & extra window (with blinds too).
- \* **Ensuite Bathroom** has wainscoting, Juliet balcony, wide Bath, separate Shower & 3 wall cabinets. Upgraded light above basin with wide counter. Wall-mounted hairdryer & el. toothbrush *excluded*.

## Basement Features :

- \* **Lobby** has shelved cupboard opposite & storage cupboard (with light) underneath the stairs. It also has 5 pot lights (3 are in Passage) and 2 pairs of double glass doors to the **Laundry & Bedroom 4**.
- \* The **Laundry** has a quality sink in a long counter above 5 cabinet doors. 3 pot lights. Its machines are Kenmore Elite front-loading Washer and gas Dryer, both on raised platforms with inset drawers.
- \* The front **Bedroom 4** has a walk-in closet (illuminated by 3 pot lights) running wall-to-wall along its whole South side, with separate doors at each end. 2 sliding switches work this room's 6 pot lights.
- \* **Bedroom 4's** North wall has a door into the **Storage Room**, now used for a mainframe computer! This room has a built-in computer desk, and 5 electric sockets! In turn it leads to the **Cold Room**.
- \* The back **Recreation Room** is now used as **Bedroom 5**. Its 2 sliding switches work 6 pot lights. Its illuminated walk-in closet leads via a back door to the **Utility Room** (Furnace & Rental HWT).
- \* 3-piece **Washroom** has a heated floor (!) + special glass sink and shower stall (floor also heated!)

2034 sq.ft. Above ground. (2899 including finished basement)\*



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

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

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