



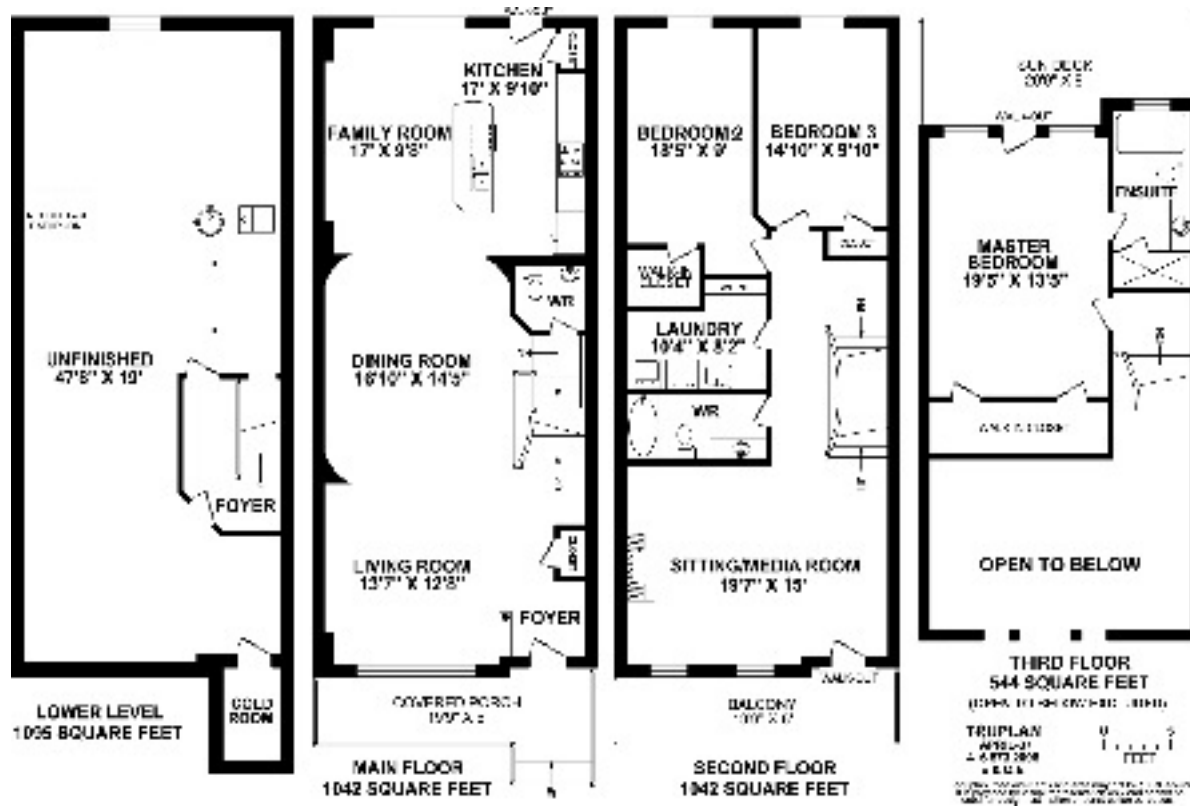
34 Winners Circle

Presented by Nick Boothby and Christine DeMerchant



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Total: 3723 sq ft including partially finished basement. 2628 sq ft above ground



www.inthebeach.com

Virtual Tour, More Photos, Plus Interactive Floor Plan

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Independently owned and operated

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Front Balcony view of Lake, Back Sundeck view of CN Tower!

Exterior Features:

- * The Clearwater (Elevation "B") Detached model in Tribute's prestigious Parkview Collection.
- * Traditional Beach look: front Porch & Balcony & back Sundeck have new-painted wood rails.
- * Spacious double Garage (2 remote controls & added eaves troughs) is accessed from rear Lane.
- * High wood-fenced back Garden has separate gates to lane & the front. Note gas BBQ outlet.

General Interior Features:

- * Built-in Intercom system for radio music (& front bell answering) in most main rooms.
- * This is a Smart-wired home! It is Cable-ready (but current owners use Bell Satellite service).
- * ADT Security System is owned. Its monitoring contract is assumable at about \$30 per month.
- * **Extra energy efficient**, due to rare insulation upgrade to R-40 in attic and R-23 in exterior walls.
- * Hardwood floors upgraded to Bruce 3 1/4" x 3/4". Broadloom's under pads upgraded to rubber.
- * All interior walls have been newly painted to Interior Design Consultant's specifications.
- * Virtually all ceiling lights have been replaced with tasteful upgrades. Most faucets upgraded too.

Main Floor:

- * Flat ceiling throughout this level is an upgrade. Note the crown moulding in two front rooms.
- * Ceramic-tiled Foyer has stained glass panels in front door and overhead transom. Coat closet.
- * **Living Room's** see-through window blinds/sheers and curtains with rails are included.
- * Coffered ceiling in **Dining Room** has a glorious chandelier made of Swarovski crystals. WOW !
- * **Powder Room** is at separate level, 2 steps down, which creates the feeling of added privacy.
- * Open floor plan to **Family Room**, whose 3 pane window (blinds included) overlooks back Garden.
- * The centre island has double sink (upgraded faucet), 3 cabinet doors & Maytag built-in Dishwasher.
- * Upper **Kitchen** cabinets have 5 long, 2 medium & 2 short doors. Lower cabinets have 4 doors (2 with pull-out basket racks) plus 3 shallow drawers & 1 deep drawer. Ceramic back-splash.
- * The pot rack hanging from the ceiling is included. Note the Coat closet by the back door.
- * **Kitchen Appliances** include a KitchenAid Superba stainless steel side-by-side Fridge with ice & water in door, a brand new Panasonic Inverter Micro-wave, a Whirlpool Accubake self-clean Oven, a Maytag gas counter-top Stove, and an Allure stainless steel double-fan Range Hood.

Second Floor:

- * The huge **Sitting / Media Room** boasts a gas fireplace, and a remote-controlled 52" fan (with 4 lights) hanging from its Cathedral ceiling. Walk-out door to Balcony. Window blinds included.
- * The 2nd **Bedroom** has a spacious Walk-in Closet. Its window blinds and curtain rod are included.
- * The 3rd **Bedroom** (currently used as an office) has a Closet. Its window blinds are included.
- * Big 4-piece **Washroom** has 3 door cabinet below its long basin counter. Faucets are upgraded.,
- * Very large **Laundry** with linen cabinets & plastic tub. Kenmore Elite front-load Washer & Dryer.

Third Floor:

- * **Master Bedroom** has enormous Walk-in Closet with 2 doors. Window & door blinds to stay. Walk-out to **Sundeck** has an added storm door. Bell satellite dish excluded, but can be replaced.
- * **Ensuite Washroom** has wide soaker tub & separate glass-topped shower. Note upgraded faucets.

Basement:

- * Finished **Foyer** has open oak stair rail & convenient 2 separate doors. Storage space under stairs.
- * Large **Cold Room** has Sump Pump. Owned Rheem gas Hot Water Tank. Carrier forced air Gas Furnace has Thermocel Humidifier & AprilAir Media Air Cleaner. There is a Central Air system.