



Homeward

NEW BEACH NEWS



From **Nick Boothby** *
And **Christine DeMerchant** *

December 07

MLS #E1272371 **109 Joseph Duggan Road**
Spacious 2 Storey Home. NO Tiring Climb to 3^d Floor!

Asking \$749,000

Features



- * 2838 sq ft including finished basement. 1866 sq ft above ground.
- * 3 + 1 Bedrooms. 4 Washrooms. 2 car Garage with remotes. 2nd floor Laundry.
- * Huge Kitchen has Pantry, Island with Breakfast bar, Ceramic tile floor & back splash, Over-counter Lights, Lots of cabinet storage, Built-in computer desk.
- * Large open combined Living / Dining Room has gas Fireplace, hardwood floor.
- * Landscaped gardens front and back.
- * Lots of bedroom closet space! Linen Closet. Coat closets at front & back entrances.
- * Vast Rec room has built frame for fish tank! 4 piece bathroom.
- * Master Bedroom has cathedral ceiling. Ensuite has 6-jet Jacuzzi!
- * Forced air gas heating. On-demand hot water. Central Air. Central Vac.

Open House

Sat and Sun, 1 - 4, December 8 and 9

Juice and Cookies!

Link to Virtual Tour with more Photos, Panoramas & Interactive Floor Plan

<http://www.inthebeach.com/109jd.html>



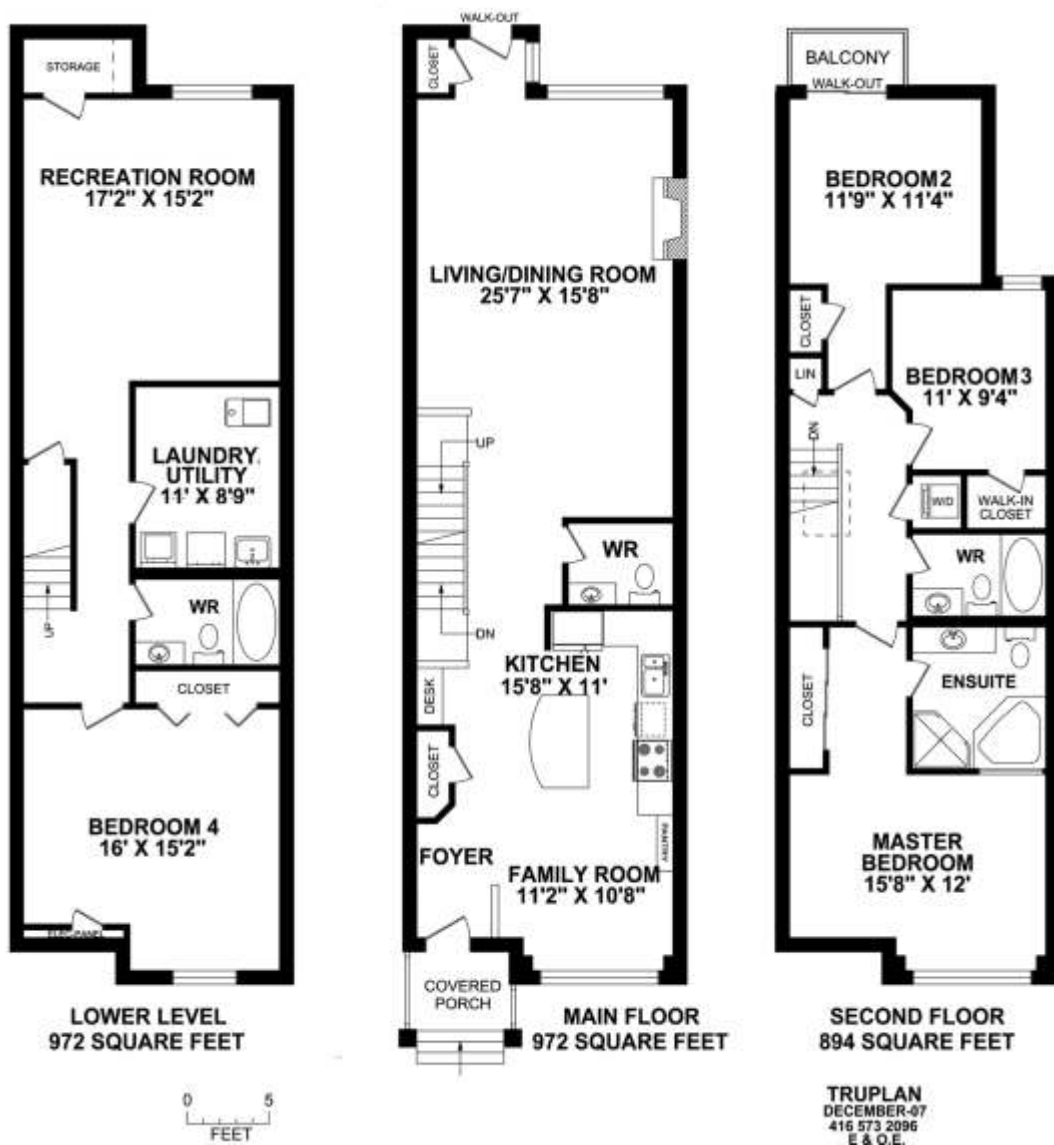
Royal LePage Homeward Brokerage
1858 Queen Street East, Toronto
Independently Owned and Operated

416-698-2090 nick@inthebeach.com
(Just West of Woodbine, next to **Meat on the Beach**)

Not intended to solicit Sellers or Buyers currently under written contract with another Realtor * **NICK BOOTHBY - C. DeMerchant** Realtors/Salespersons

109 Joseph Duggan Road

1866 Sq.Ft. above ground. 2838 Sq.Ft. including Finished Basement!



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

Link to Virtual Tour with more photos and details at:
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