



133 BOARDWALK DRIVE



Master Bedroom



Bedroom 4



Bedroom 2



Kitchen with Breakfast Bar



Family Room



Dining / Living Room



Media Room



Master Ensuite



Recreation Room



Office / Bedroom 3

133 Boardwalk Drive

“Kew Gardens B1” Semi made even larger by modified floor plan !

Exterior Features :

- * Traditional Beach design: bay window under peaked roof. Vinyl siding. Wood porch pillars.
- * Front covered **Porch** & back **Sundeck** (note **new** deck boards!) have strong wood fences.
- * Cultivated front Garden has stone borders to flower beds, and South-side wrought iron fence.
- * Landscaped rear Garden has a big wood deck with storage bench/box, a lower stone terrace, raised flower beds & wood fence with North-side gate. 2 Gas BBQ outlets. 2 water faucets.
- * Detached 2 car Garage. Its roll-up door has 2 Remotes & key pad. New door to Garden.

Interior General Features :

- * Custom-made coat closet at front door has sliding mirror doors & organized shelving too !
- * Brilliant plan change creates larger **Powder Room**, with **Laundry** behind double folding doors
- * Many new upgraded lights throughout the home, including some featuring brushed nickel.
- * **Hunter Douglas** “Silhouette” Main floor window blinds. California shutters on 2nd floor.
- * **NuTone** Intercom/Radio system in most rooms. Security System is not currently monitored.

Main Floor Room-by-Room Features : [All of this level has oak-strip Hardwood flooring.]

- * Formal **Living / Dining Room** has crown molding. Huge picture window has Silhouette blind. Handsome Chandelier is included. Open-plan stair banister (oak steps) adds feeling of space.
- * Open-plan **Kitchen** has LONG Breakfast Bar (sits 4), extensive Counters, MASSIVE storage! Ceramic back-splash and over-counter lighting add brightness to 2 high & 1 low ceiling lights.
- * Upper “Cedar” cabinets have 12 doors (8 long, 2 medium, 2 short). Lower cabinets have 4 doors, a corner Lazy Susan, 5 knife drawers & 3 pot drawers (2 are extra-wide). Double sink.
- * Separate South-wall Upper cabinets have 8 doors (4 long, 4 short). Lower cabinets have 2 extra-wide pot/file drawers and 2 desk drawers. Also there is a double-door **Pantry** cupboard!
- * **Kitchen Appliances** : 1] **Magic Chef** 4-ring **gas** Cook Top, 2] **Whirlpool** built-in Accubake Oven, 3] new Range hood 4] **Maytag** side-by-side Fridge (water/ice), 5] **Maytag** Dishwasher.
- * **Family Room**: electric Fireplace, bay window (Silhouette blinds & drapes stay). 8 pot lights.
- * **Laundry** (via Powder Room) has **Neptune** front-load Clothes Washer & **gas** Dryer. Shelf.

2nd Floor Room-by-Room Features : [Quality Broadloom carpets. Bathroom = ceramic.]

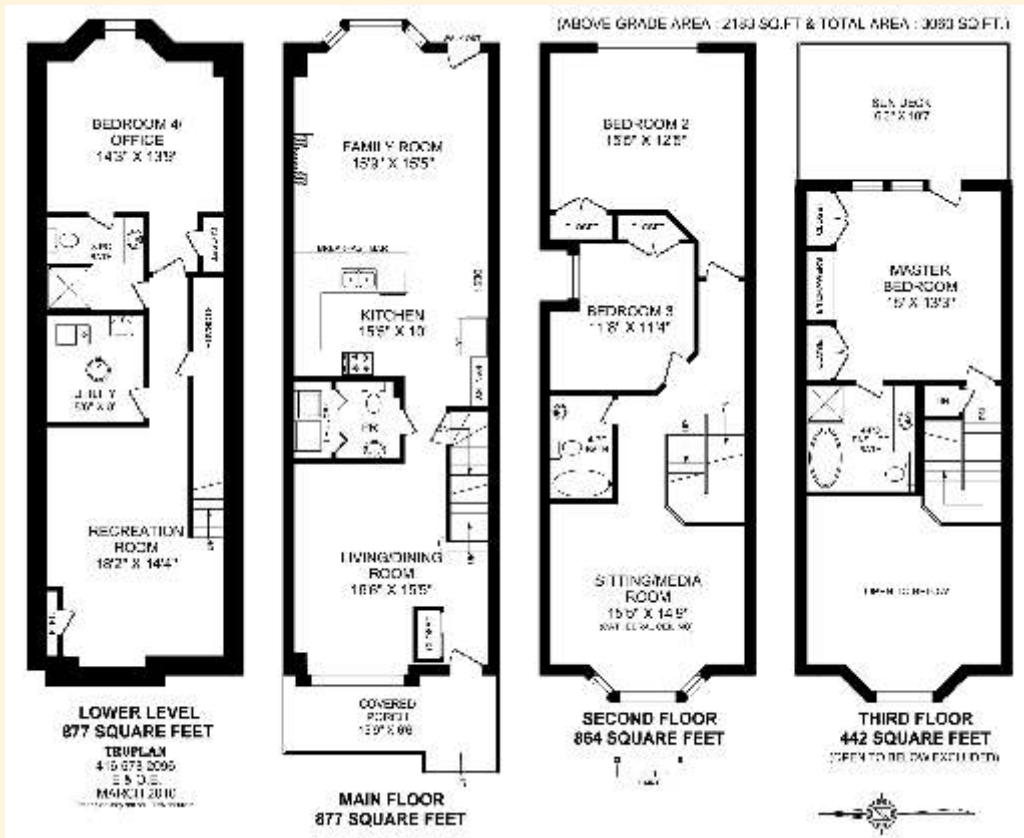
- * **Sitting / Media Room** bay windows have California shutters. Cathedral ceiling fan & light.
- * **2nd & 3rd Bedrooms** have Dbl closets. **2nd** has California shutters & fan. * 4-piece **Bathroom**.

3rd Floor Master Bedroom :

- Master Bedroom has California shutters & drapes on windows & door to **Sundeck**. His & Her closets are organized. Custom-built Armoire has cabinet shelves each side of TV alcove, and six drawers below (two of which have sliding drawers inside). Ceiling fan & light.
- * **Master Ensuite**: 4-piece with oval tub, Separate shower. Note that Linen closet backs onto it.

Lower Level Room-by-Room Features :

- * **Recreation Room** is extra-large! Open stairs with oak rail. Huge under-stairs Storage “room”
- * **Utility Room**: New rented hot water tank. Molded sink. **VacuFlo** Central Vac. Gas Furnace (connected to the Central Air Conditioner) has a **Honeywell** Humidifier. Also a Sump Pump.
- * **4th Bedroom/Office**: Double closet. California shutter. *3-pce **Ensuite Washroom** (2 doors)



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

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