

# 168 Boardwalk Drive



Media Room



Office / 3<sup>rd</sup> Bedroom



Second Bedroom



Master Bedroom



Main Bathroom



Master Ensuite



Recreation Room



Exercise Room / 4<sup>th</sup> Bedroom



Super Model Home Filled with Upgrades

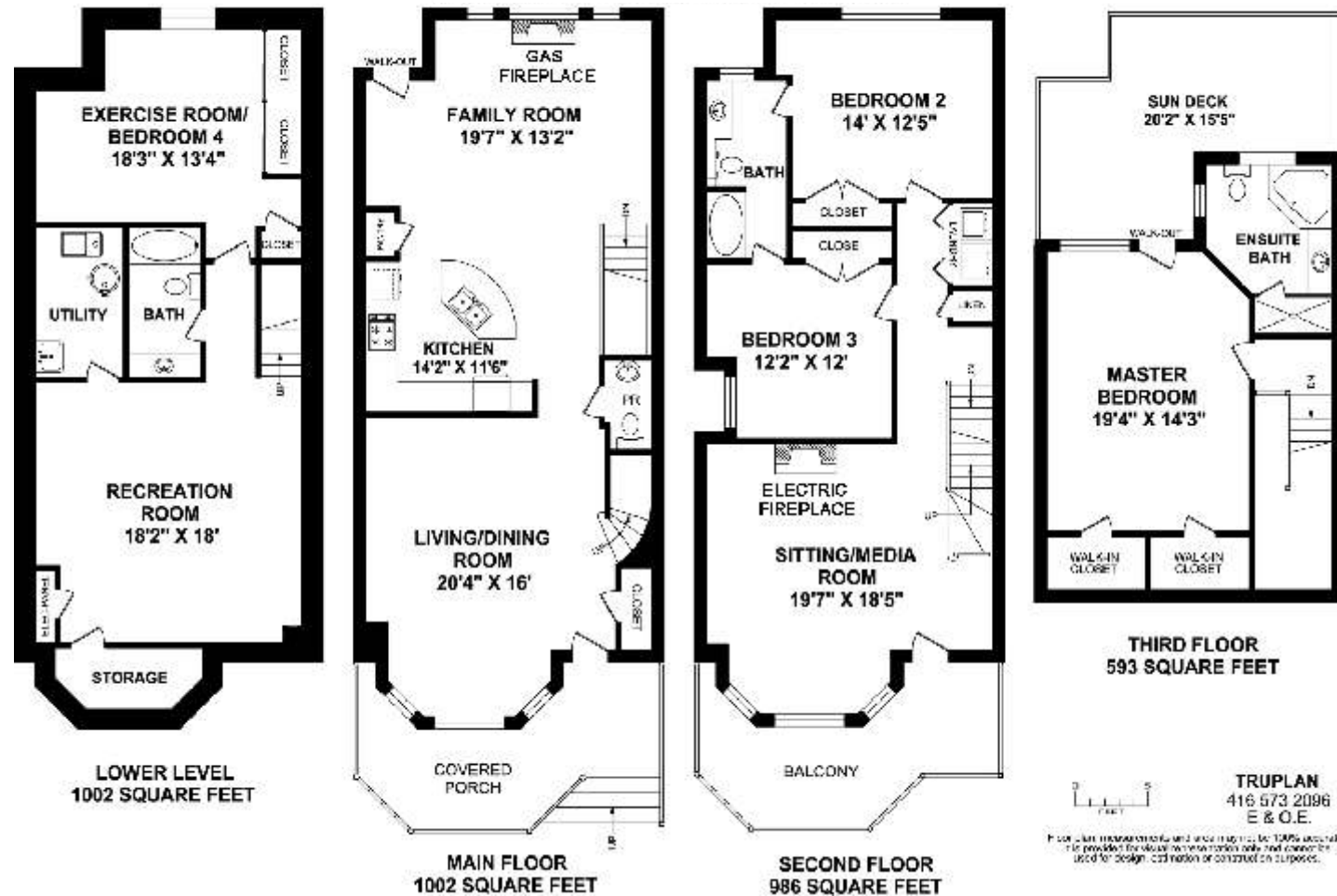
Presented by Nick Boothby  
and Christine DeMerchant



# 168 Boardwalk Drive

*Deluxe Detached, Model home has 4 Bedrooms,  
and numerous upgrades including Intercom/radio system  
& no fewer than 108 Pot lights !!*

ABOVE GRADE AREA: 2581 SQ.FT. & TOTAL AREA: 3583 SQ.FT.



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

**Royal LePage Homeward**

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## A SPECIAL TRIBUTE "MODEL HOME" IN THE PREMIER BEACH DEVELOPMENT

### EXTERIOR FEATURES :

- \* Traditional Beach-style front elevation has curved Balcony above Porch - each with 8 pot lights.
- \* New long-life railings cost approx \$13,000. New exterior paint. Newly treated top wood shingles. 3rd floor Sundeck also has new long-life railings. Sundeck & Balcony have modulette deck tiles.
- \* Front path upgraded to Interlock brick. In-ground sprinklers. Newer bigger model Air Conditioner.
- \* Fully landscaped back Garden. Full-width new-painted Deck. Flagstone patio. In-ground sprinklers for the lush perennials. Wooden fence has South & West gates. Gas hook-up for BBQ.
- \* Wide Double Garage off the rear lane (with 2 remotes). Its eaves troughs have leaf guards. It is also very-well-equipped with storage shelves, including extra deep shelves on one wall.

### GENERAL INTERIOR FEATURES :

- \* All levels have flat ceilings & many plaster crown mouldings. These are costly upgrades !
- \* All stairs are extra-wide, and have very fine oak rails, with carved / fluted posts and pickets.
- \* Home is smart-wired ! TEKTONE Intercom / Radio system has speakers in most main rooms.
- \* All upgraded lights (92 inside pot lights!), and all window blinds, drapes & dressings are included.
- \* Front (sprung) door, Back, Balcony & Sundeck doors all have roll-away phantom insect screens.
- \* Security System is owned, with assumable monitoring contract (about \$25 per month).

### MAIN FLOOR INTERIOR FEATURES :

- \* Front and back custom doors & transoms of beautiful stained / beveled glass to let in lots of light !
- \* 4 x 4 ft marble thresholds. Wide front coat closet. Entire level has Gunstock hardwood strip floors.
- \* **Living / Dining Room's** bay window has drapes & Hunter Douglas "Silhouette" blinds. 10 pot lights.
- \* **Powder Room** has cream pedestal basin ("gold" taps) & toilet. Marble floor. 4 pot lights (2 in/2 out).
- \* Customized **Kitchen** has big Centre Island & counter tops of a handsome dark green-shade Granite. Mirrored back-splash (st. steel at cook-top). Crown-moulded ceiling: 16 + 2 pot & over-counter lights.
- \* Custom mahogany-shade upper Cabinets have twin glass doors over 2 spice drawers, 1 long glass door, plus 6 long & 4 short wooden doors. Below-counter Cabinets have 4 doors (2 in Island), 1 lazy-susan corner door, 4 shallow & 3 deep drawers. Island's double sink has a Moen tap/shower. Pantry.
- \* Stainless steel **Kitchen appliances** are:- Frigidaire Gallery *Fridge* (with Freezer above) & built-in *Dishwasher*, Amana 4-ring *GAS Cook-top* and electric multi-mode *Convection Oven*; and Panasonic Genuis Prestige built-in combination *Microwave / Range hood* (with 2 fans, vented outside) .
- \* **Family Room** has California shutters in windows beside & above gas Fireplace. Crown moulding. Note the open stairs to Basement (an upgrade), which makes the whole space appear much bigger !

### SECOND FLOOR INTERIOR FEATURES :

- \* **Media / Sitting Room** has drapes & 4 California shutters in bay window + 5th on door to huge Balcony. Electric fireplace is removable. Crown moulded ceiling. 11 pot lights. Open stairs to 3rd floor.
- \* **Laundry** has Whirlpool heavy-duty *Washer & Dryer* (gas outlet too). 4-door linen cabinet. 1 pot light.
- \* **Landing** has linen closet & 4 pot lights. Semi-Ensuite fully-tiled 4-piece Bathroom is shared by.....
- \* **2nd (back) Bedroom** [crown moulding and California shutters & drapes] and **3rd (side) Bedroom/Office** [comfortable cork floor, two mirrored walls & wood blinds]. Both have big double closets & Intercoms.

### THIRD FLOOR INTERIOR FEATURES :

- \* **Master Bedroom:** 2 huge walk-in ORGANIZED closets. Window Drapes. Crown moulding. 10 pot lights. 4 more in stair well. LG ductless *Air conditioner* is major upgrade. It saves power from main home unit.
- \* **Ensuite Bathroom** has marble floor & walls. Big corner tub. Separate shower. Granite basin. 8 pot lights.

### BASEMENT INTERIOR FEATURES :

- \* RAISED floors except Utility Room. High quality Berber carpet, even in tandem **Storage Room** under Porch.
- \* Vast **Recreation Room** has 7 pot lights, plus hidden lighting behind crown moulding in South wall.
- \* **4th Bedroom / Exercise Room:** ORGANIZED wall-to-wall closet + extra closet. 6 pot lights, plus hidden lighting behind 3 crown mouldings. Deep window well has grill set into outside Deck. Window blinds.
- \* **4-piece Washroom** has nice long tub. Long vanity (3 doors) under wall mirror. 4 pot lights
- \* **Utility Room** has gas Furnace (with Central air too). Rented gas Hot Water Tank. Sump pump. Sink.