

Homeward

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

September 2009

168 Boardwalk Drive
Deluxe Detached "Model Home" filled with Upgrades!

Asking \$1,048,000

Features



- * Deluxe Detached, "New Beach" *Model* home has 3 + 1 Bedrooms, and numerous upgrades including Intercom/radio system & no less than 108 Pot lights !!
- * 3 x 4-pce Washrooms & 1 x 2-pce. 2nd floor Laundry.
- * 2-car Garage (2 remotes, eaves troughs) rear Lane.
- * Main level has gleaming Hardwood floors & Crown-molding in Living/Dining, Family Rooms & Kitchen.
- * Luxury Custom Kitchen has stainless steel appliances, Gas cook-top, Granite centre island & counters, superb mahogany-style & glass Cabinets, and separate Pantry.
- * Fabulously finished Basement has huge Recreation room, 4th Bedroom/Exercise room & big Store room.
- * 2nd floor Media/Sitting room has home's second fire-place, open stairs, bay window and Patio walk-out. 2 Bedrooms at this level share a 4-pce Ensuite bath.
- * Vast Master Bedroom has additional (ductless) Central air, 2 organized walk-in closets & walk-out to Sundeck. 4-piece marble Ensuite has large separate shower stall.
- * Lovely landscaped back Garden has many perennials, huge deck, full wood fence (2 gates) & gas BBQ point. Both front & rear gardens have in-ground sprinklers!
- * Upgrades include California shutters, window blinds, Cat 5 wiring, Security system, raised Basement floors, custom lights/faucets, new Porch / Patio / Sundeck fences!

OPEN HOUSE

Sat. & Sun. Sept 26 & 27
2:00-5:00 p.m.

Juice and Cookies!



Virtual Tour with more photos and details at: <http://www.InTheBeach.com>

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

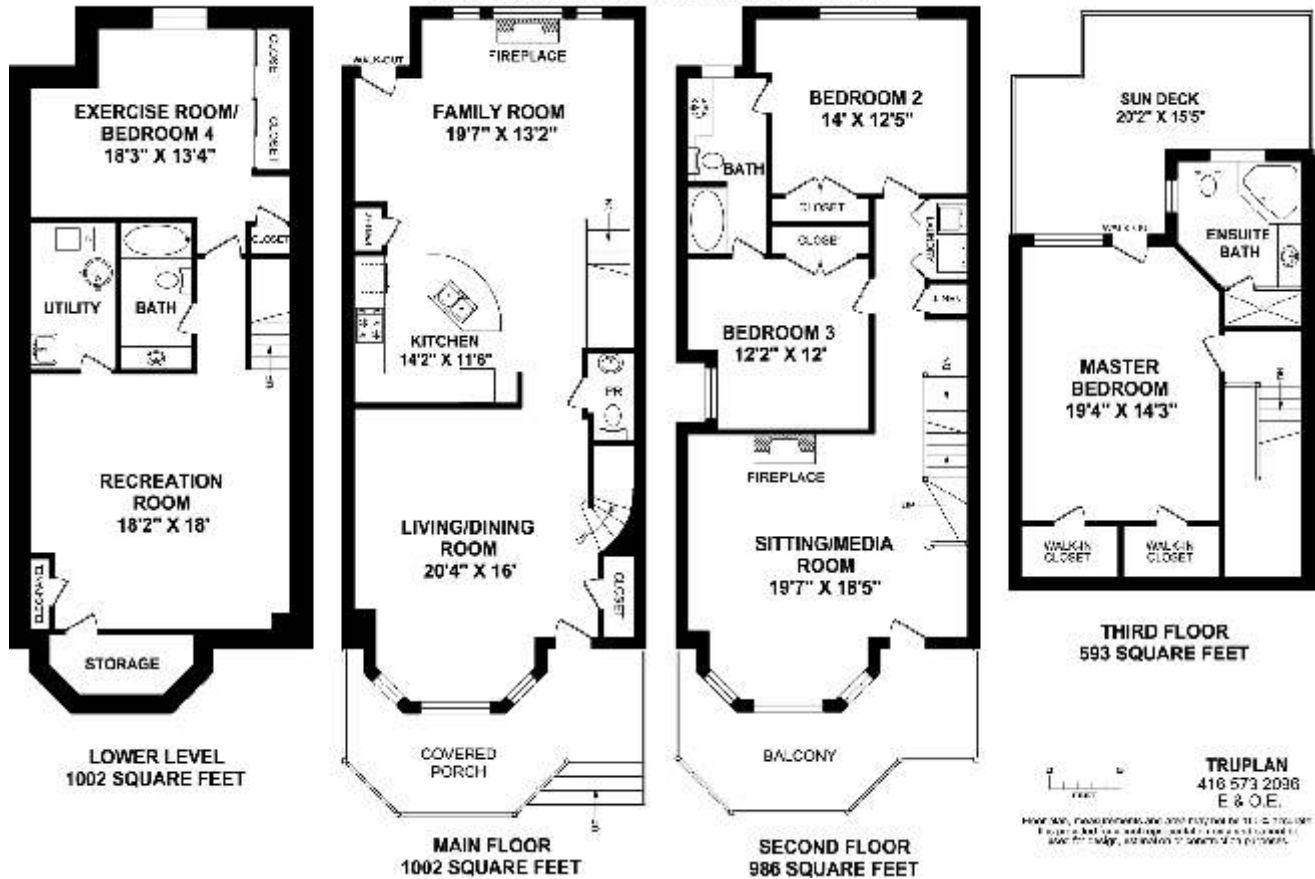
416-698-2090 nick@inthebeach.com
(Just West of Woodbine, next to **Meat on the Beach**)

168 Boardwalk Drive

MLS#: E1708162

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Total area: 3583 sq.ft. Above ground: 2581 sq.ft.



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