



Dining Room



View from Master Balcony



Master Bedroom



Master Ensuite



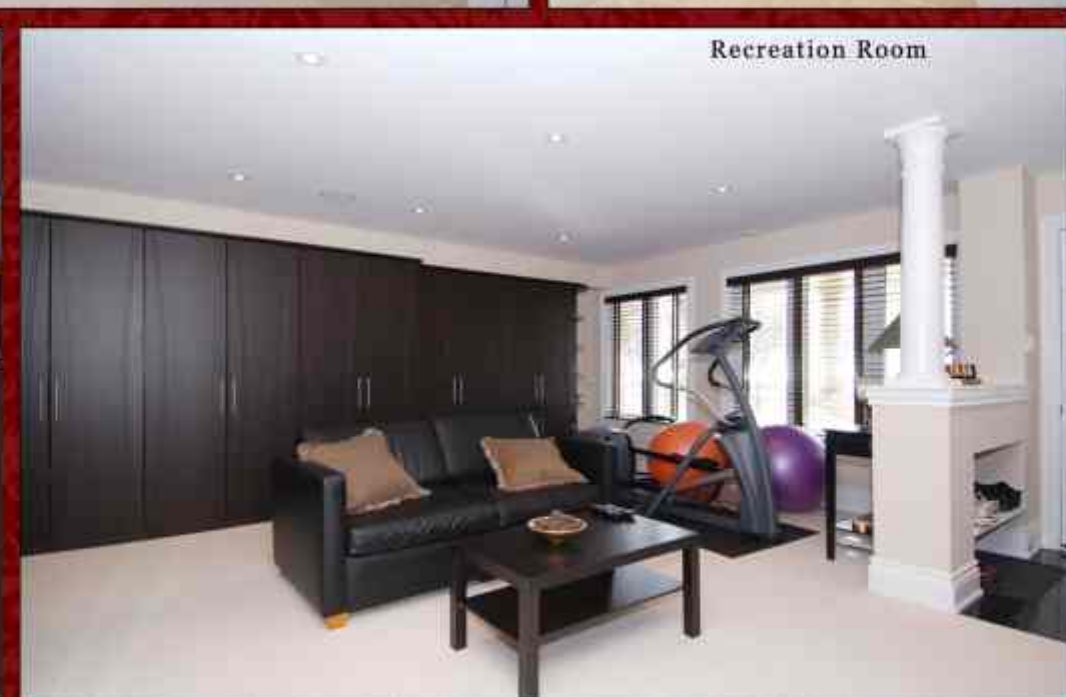
Bedroom 2



Living Room



Bedroom 3



Recreation Room



Laundry



Kitchen



Family / Media Room



Recreation Room

1794 Lake Shore

Boulevard East

Elevated Lake Shore Lake-View Luxury !

1794 Lake Shore

BOULEVARD EAST

Exterior Features:

Front Garden is extra-deep with curved interlock brick walk-way. 3 of the 4 trees are on City land.
Back Garden is fully-fenced, double-gated & laid with interlock brick. It has a gas BBQ outlet
Double Garage is extra-wide, and (rare in this Development) is clad in brick. 2 remote openers.

General Interior Features:

Elevator to all 4 floors has upgraded cab walls. Service contract to Sept 2009 gives 4 annual visits.
Sound System by Crestron, with twin ceiling speakers in all main rooms & Master Ensuite. This allows different sound sources (I-Pod, C D, Satellite radio & regular radio) to be selected in each separate room!
Hardwood Flooring on main and top levels is upgraded, of 3 1/4" wide, non-groove, high-gloss boards.
Berber Carpet on lower & 2nd floors. **Black Granite** in Kitchen & Pantry. **Marble** in Master Ensuite.
Ceilings are all flat (no stucco!). Crown moulding in main floor's Living / Dining Room & Kitchen
Window Coverings: \$35 K + in upgraded blinds and quality lined silk curtains are included in the price!
Phantom Screen Doors specially fitted at walk-outs to front Sundeck & Balcony, and to back Garden.
Washroom Fixtures all upgraded, including faucets and rain shower-heads. All toilets are by Toto.
Pot Lights: 10 in Master Bedroom, 12 in Media/Family Room, 14 in Living/Dining Room, 9 in Kitchen, 13 in Recreation Room, plus additional ones in walk-in closets and in curved stair's decorative alcoves.
Light Fixtures include upgrades in 2 washrooms and wall sconces in Master Bedroom & Ensuite Bath

Main Level Interior Features:

Kitchen has granite-topped centre island and counters. Ceramic back-splash. Over-counter lighting.
High-end Shaker wood upper cabinets have 8 long & 4 short doors. Lower cabinets have 7 doors & 6 drawers (2 are wide for post & pans). Double sink has a Garbarator and upgraded faucet. Coat Closet.
Kitchen Appliances all by KitchenAid and all finished in Stainless Steel: 1) Side-by-side Restaurant-sized Fridge, with ice & water in Freezer-side door. 2) 6-ring Gas Cook-top. 3) High-end Range Hood.
Built-in wall electric ... 4) convection Oven, 5) Microwave, 6) Warming drawer. 7) Built-in Dishwasher.
Note that all Kitchen appliances have a maintenance warranty (transferrable to Buyers) until mid 2012.
Huge **Pantry** has 3 walls of built-in shelves. [Rough-in plumbing remains for alternative Powder Room.]
Living / Dining Room has curved stairway, and a deep gas fireplace Walk-out to extra-deep Sundeck

2nd Level Interior Features:

Media / Family Room has built-in Entertainment Unit with gas fireplace and 50" Pioneer plasma TV. The Unit's DVD & CD & house-wide Crestron control centre remain (but not the rented Rogers box). The "MX 3000i" single remote remains. 2 floor speakers remain as part of this room's surround sound.
Bedroom 2 was specially modified to be double-sized. Mirrored double Closet. TV unit is not built-in.
Ensuite Washroom was enlarged & upgraded with big glass-fronted shower & 2nd door. Linen closet.

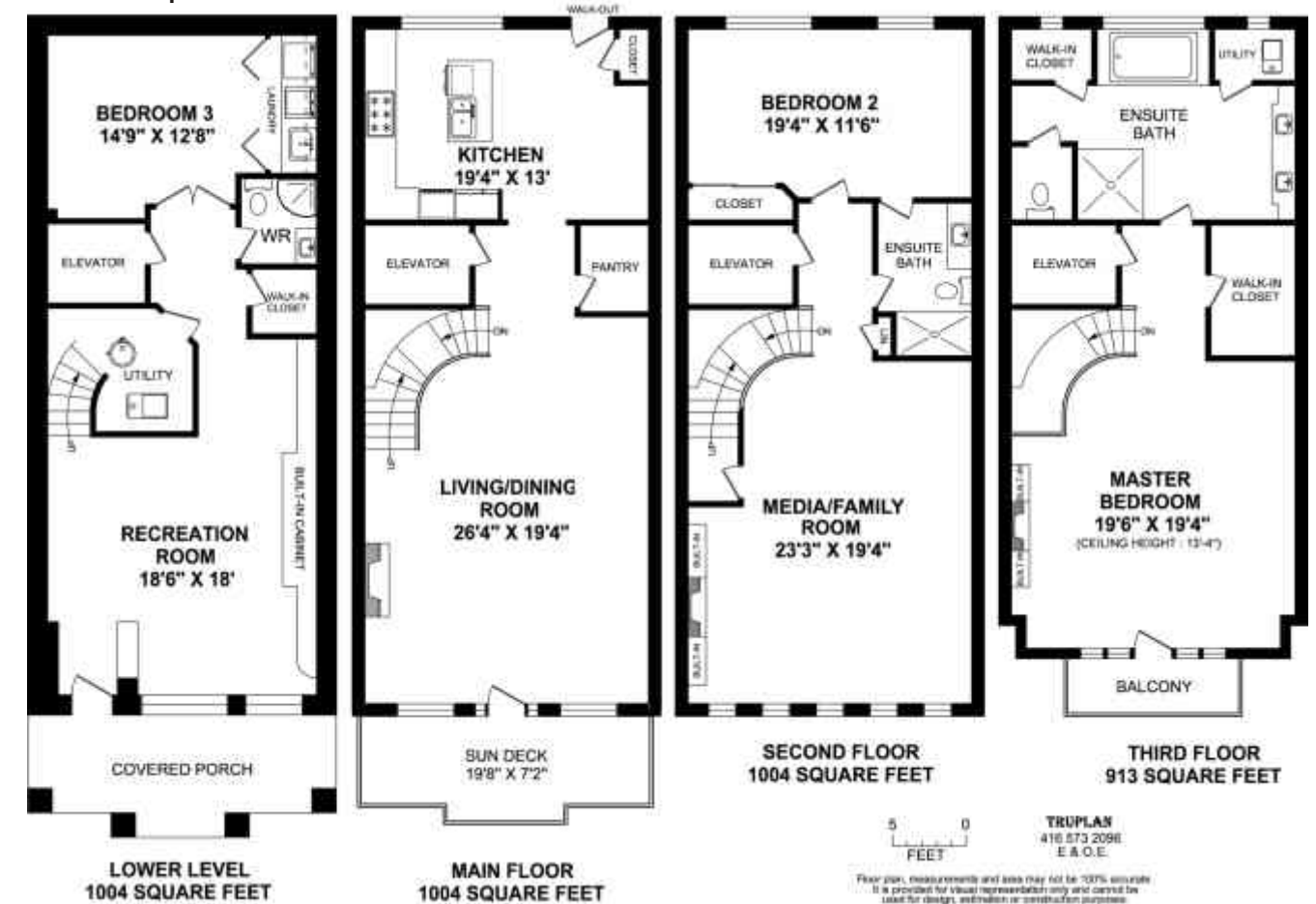
3rd Level Interior Features:

Master Bedroom's 13.ft Cathedral ceiling has a fan/light. Walk-out to Balcony's panoramic Lake view!
The organized walk-in Closet was specially enlarged and custom-fitted. The home's 3rd gas fireplace is part of another built-in Unit with 42" Pioneer plasma TV. Note the incredibly tall lined silk curtains!
The **Ensuite Bathroom** was upgraded with heated marble floor, frame-less glass-walled separate shower and Maax 12-jet, extra-large Jacuzzi tub with telephone shower. Note the twin basins & the private toilet.
Note also the walk-in (linen) Closet opposite the toilet door, and the Bathroom's ceiling fan/light.

Lower Level Features:

Recreation Room has built-in Shoe Rack at walk-out door to covered Porch. The East wall has a very long built-in Storage Unit. Its deep centre cabinets have 6 doors. Its end cabinets have 2 doors each.
The West wall TV unit is not built-in. The walk-in Closet serves this room and the spare Bedroom 3.
Bedroom 3 is wired for **Home Office** computer use. The **Washroom** has slate floor & granite-top vanity.
Laundry has 6 built-in cabinets above an enamel sink and Whirlpool Duet Washer & electric Dryer.
Utility Room has a sump pump (a standard feature throughout this "New Beach" Development).

3925 Sq.ft on 4 floors



Household Operating Systems Include:

TWO Furnaces / Air Conditioning Units. One for the Lower and Main floors is in Utility Room.

The second is accessed via the Master Ensuite, and is for the 2nd and 3rd floors.

Elevator Control Unit. This is in the Utility Room

Central Vacuum System. In the Utility Room, with outlets on all floors. Attached equipment remains.

Deluxe Security System. This has an assumable monitoring contract, costing approx \$27 per month.

Optional Extras:

The owners are open to separate offers for certain items of furniture. However it is to be strictly understood that no furniture items may be included in the offer-price for the home.

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

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