

Living Room



Kitchen



Kitchen

Dining Room



Living Room

Back Garden



*1854
Lake Shore Blvd East*



Family Room

Family Room



Media Room / Computer Desk

2nd Floor Bathroom



Media Room

Bedroom 2



Master Ensuite

Master Bedroom

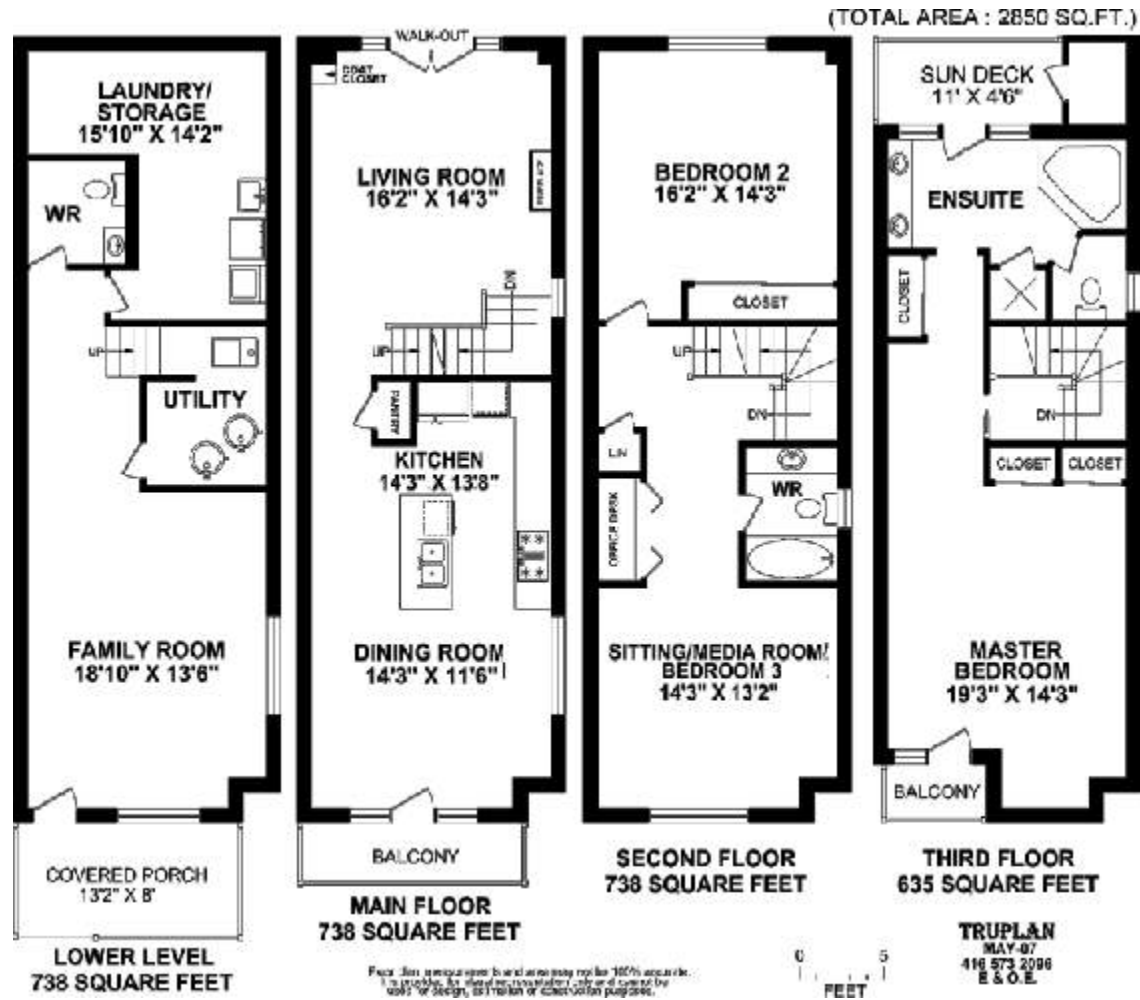


Presented by Nick Boothby and Christine DeMerchant

1854 Lake Shore Blvd East

Dramatic Home with Superb Kitchen

Elegant and Classy Painted Lady



Exterior Features

- *Spacious and bright end unit Townhouse (added side windows). Extra wide lot (28 ft at the front narrows to 17 ft at back). "Painted Lady" with wide covered Front Porch, 2 front Balconies and a back Sundeck.
- *2 car garage (elevator) with side shelves near roof, accessed from rear lane. Back garden has tall no-paint resin fence with 2 lockable gates. Stone steps link front and back yards. Front garden has wrought iron fence. Landscaped with cobblestones front and back, flagstones and gas BBQ outlet in back. Bell ExpressView dish to stay (owners uses cable).
- *High-quality construction material used throughout: concrete siding, steel roof, trusses and studs.

General Interior Features

- *Rare side windows make home extra bright. Lots of pot lights, many switches have dimmers. Upgraded door handles.
- *Smart wired, Alarm system owned & assumable, central air has 2 heat pumps (one on top floor). Forced air gas furnace. California Shutters to stay.

Ground Floor

- *Large airy **Family room** (8 pot lights) has windows front and side with California shutters. Walk out to deep front porch and landscaped front garden. Ceramic floor has pattern accents.
- *2 pc. **Powder room** has bowl-style basin. Upgraded lights, faucet & new counter top. Ceramic floor.
- ***Laundry room** has luxurious Kenmore Elite front loading washer & dryer with bottom drawers. Lots of space for storage or workshop.

Main Floor

- *Oak hardwood flooring (3.5 inch) is brand new. Open Stairs enhance roomy feeling.
- ***Kitchen** combined with dining room (8 pot lights and 2 sconces wall lights to stay) is a dream come true. Hand picked granite counters have spectacular pattern. Tile backsplash complement counter colour.
- *All stainless steel appliances include: Jennair 2 door refrigerator with freezer drawer, Thermador microwave with warming drawer below, Thermador professional oven, Kitchen Aid deluxe gas cook-top (4 rings plus grill), Kitchen Aid Pro Line extractor fan, Maytag Built in Dishwasher.
- *Kindred undermount double sink (one is extra large and deep). Top quality all the way!
- *Cabinets with an elegant grey wash over oak include Upper: 8 tall and 4 half size cabinets plus under cabinet lights. Lower: 7 tall cabinets plus 5 drawers (one deep). Island: 4 doors. **Pantry** has 5 large shelves. Upgraded handles and door pulls.
- *California shutters on windows (on 2 sides) and on door to balcony walk out.
- *Living Room (6 pot lights) has brand new Electric Fireplace. Double door walkout to back garden, plus large windows on either side of door plus extra windows on side, all with California shutters. Coat Closet is organized. Stairs up to second floor have pot light.

Second floor

- *Berber carpeting. **Hallway** (3 potlights) open to **Media room** (California Shutters) which could become **Bedroom 3**. Study has large "**office closet**" for computer workstation. It has solid wood desk a shelf and cupboard. When not in use folding door hides "office". Linen closet is next to office.
- *4 pc **Bath** has deep tub with glass enclosure, ceramic tile floor, upgraded fixtures, new counter & California Shutters.
- *Vast 2nd **bedroom** has 3 mirror-door closet. (California Shutters.)

Third Floor

- *Stairs and top floor have Berber broadloom. Top landing has 4 pot lights.
- ***Master Bedroom** has Cathedral ceiling and 4 wall sconces. True **Lake view** from balcony walkout. Ceiling fan with light. Second heat pump ensures whole house is cooled.
- *His and Hers closets plus a third closet provide lots of storage. All are mirror doors.
- *Sun Drenched Master Ensuite has ceiling fan, large corner tub, spacious shower stall and separate toilet stall with window. New counter has 2 sinks and lots of storage. Walkout to back Sundeck is flanked by 2 large windows.

Virtual Tour and More Photos:
<http://www.inthebeach.com>

Royal LePage Homeward

Brokerage, Independently owned and operated
1858 Queen Street E.
Toronto, ON, M4L 1H1

Nick Boothby and Christine DeMerchant

Sales Representatives

416 698 2090

nick@inthebeach.com