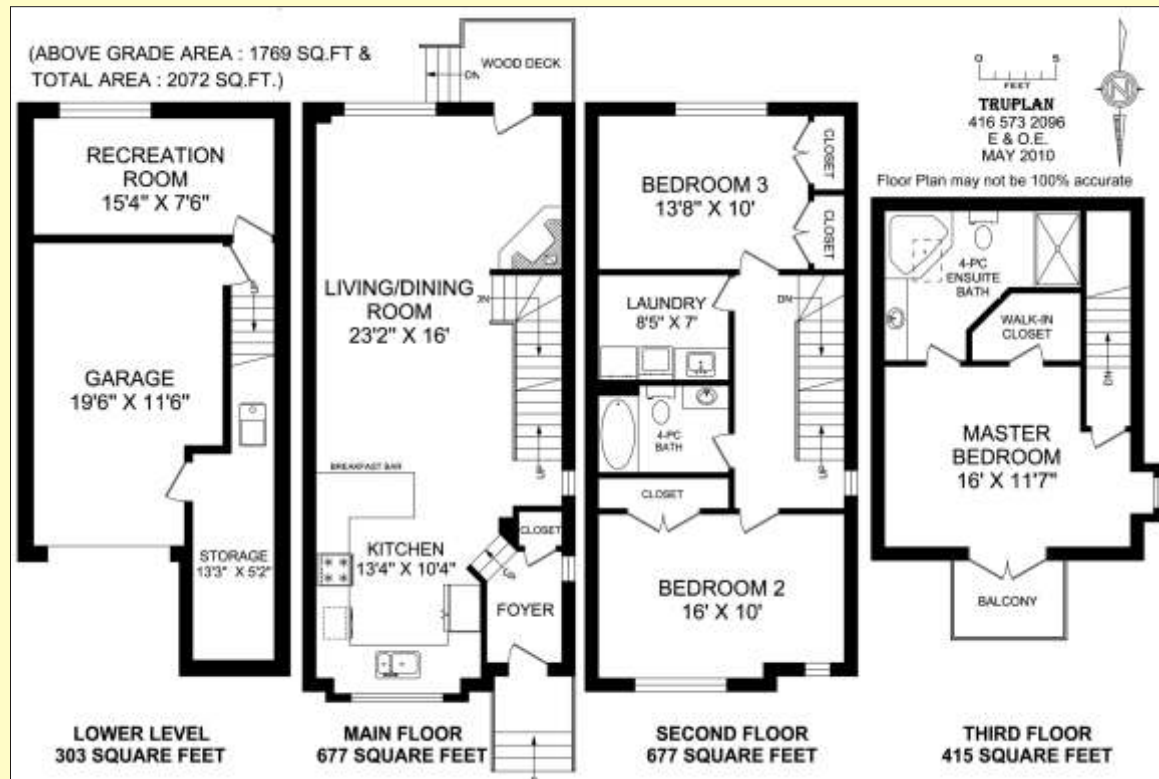




1
TOMPKINS MEWS



1 Tompkins Mews



Nick Boothby
Christine DeMerchant and
Madeleine (Maddie) Dennett
REALTORS@Salespersons
nick@inthebeach.com Cell: 416 466 2090

Real Estate Homeward Brokerage
1858 Queen Street E Toronto, ON, M4L 1H1
416 466 2090

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

Spectacular End Unit — Wide Tree-Top Views!

Exterior Features :

- * New sod for front common-area garden complements the green grass of private back garden.
- * Front paved sidewalk and steps up to the formal front door both belong to this Freehold home.
- * The drive down to the Built-in Garage (2 remotes) provides a second legal parking space !
- * A wooden back Deck off the Living Room has steps down to the terraced back garden.
- * The 3rd floor has an attractively roofed Balcony, with wooden decking and North-West view.
- * The West-side retaining wall and fencing on top of it are maintained as common elements.

General Interior Features :

- * Flat ceilings throughout. Upgraded brushed nickel door handles. Faucets are all upgraded too.
- * Hardwood floors on all 3 upper levels. Garage & Utility custom floors epoxy water-proofed !
- * This house is Smart-wired: many cable/telephone dual outlets. Security system is monitored.

Main Floor Interior Features : [Note the 10 foot high ceilings !]

- * Front **Lobby** area is extra-high. It has slate floor, California shutters & double-hanging closet.
- * **Kitchen** has over 20 feet length of Granite counter-top, including Breakfast bar which seats 4. The tumbled marble subway-tile back splash is brand new. No less than 38 Cabinet doors include 4 with glass panels & 1 with fabulous fold-out racking ! There are 7 big drawers too. Over-counter lighting. The under-mounted double sink has 3 windows with California shutters.
- * **Kitchen Stainless Steel Appliances:** 1] KitchenAid side-by-side Fridge, with filtered water tap inside & full-width Freezer drawer below. 2] Frigidaire Professional series Dishwasher, Gas 4-ring Stove with electric Oven below it, and Micro-wave with built-in extractor fan.
- * **Dining Room** area has 4 pot lights & ceiling Speaker. Note the plaster crown moulding which continues the pattern on top of the Kitchen cabinets. Also the 7 inch high custom base-boards. Open staircases have extra heavy oak posts & white pickets. California shuttered window.
- * **Living Room** area has 6 pot lights & 5 ceiling Speakers. Also 2 double spot lights. Corner Gas fireplace. Walk-out door to Deck & 3 windows all have California shutters & transoms.

2nd Floor Interior Features :

- * **North Bedroom 2** has large double closet with 2 hanging levels, and 2 window blinds.
- * **South Bedroom 3** has His & Her closets with 2 hanging levels, and & wide window blind.
- * **Laundry** has Stainless steel sink. Below 5 wall cabinets is a long counter to fold clothes. Subway-tile back splash. **Appliances:** Frigidaire Affinity front-loading Washer & Dryer.
- * **4-piece Bathroom** has Toto toilet & extra deep tub. Corian marble counter. Lighted cabinet.

3rd Floor Interior Features :

- * **Master Bedroom** has ceiling fan with light. Large walk-in closet is organized. Levelor blinds for West-facing window and North-facing double doors that open onto the covered Balcony.
- * **5-piece Master Ensuite Bathroom** has corner tub, Toto toilet, Corian marble counter with basin. Huge shower stall has rain AND telephone shower-heads. Lighted cabinet. Skylight !

Basement Interior Features :

- * **Recreation Room / Office** has Berber carpet (thick under-pad) & wide above-grade window reaching almost to 8 foot ceiling (4 pot lights). **Lobby** has ceramic floor and door to Garage.
- * Luxurious **Garage** has imported walls with special shelving units and red "Geneva" cabinets.
- * **Utility Room** has similar walls/shelving. 2009-new 10,000 BTU Furnace/Instant Hot Water system (owned) connects to A C unit under back Deck. Roughed-in Central Vacuum system.