



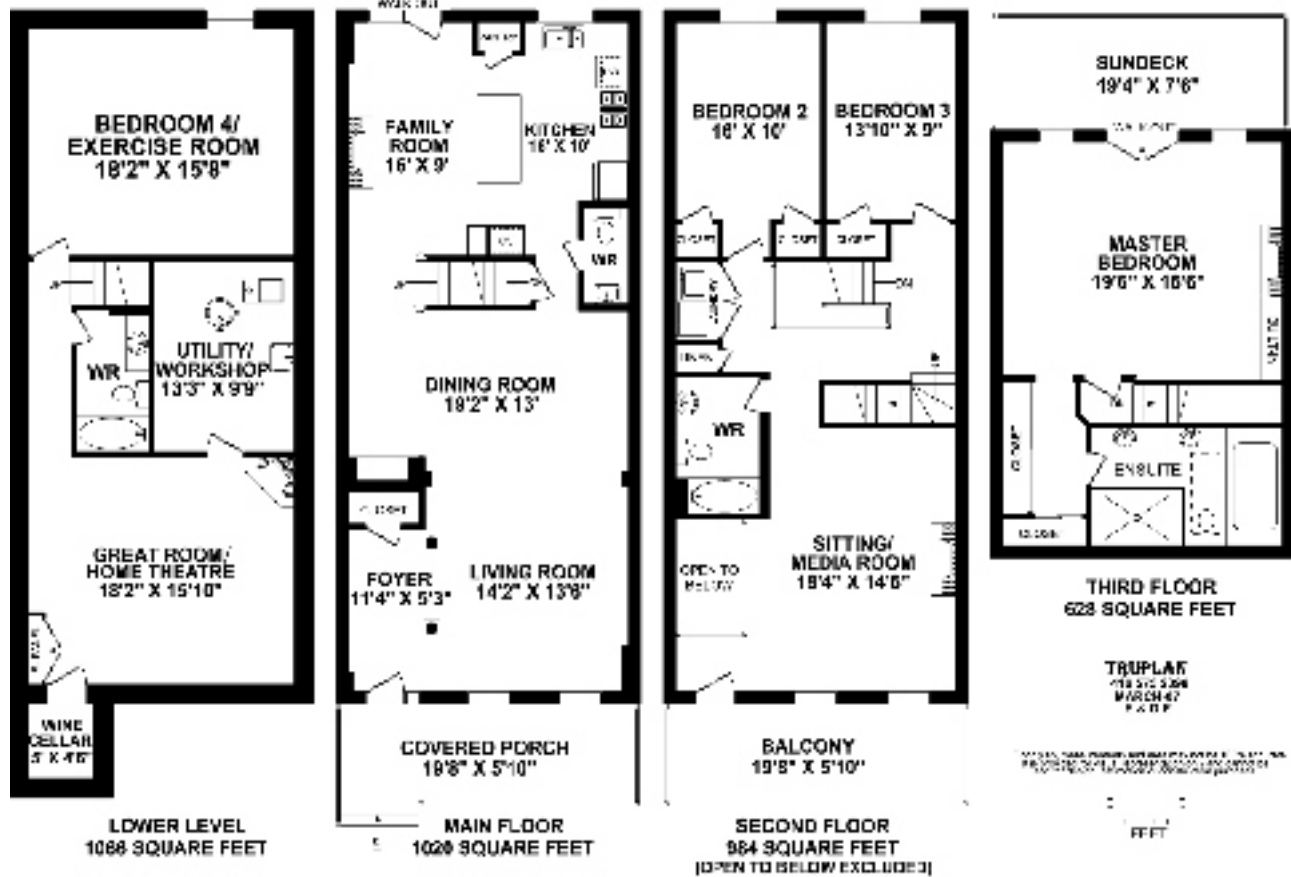
# 28 Winners Circle

Presented by Nick Boothby and Christine DeMerchant



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3698 sq.ft. Total area, including Finished Basement  
2732 sq.ft. Above Ground



[www.inthebeach.com](http://www.inthebeach.com)

Virtual Tour, More Photos, Plus Interactive Floor Plan

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## Modern Luxury Living with Beach View at this Lower - Traffic Location !

### Exterior Features:

- \* The Panorama (Elevation "A") Detached model in Tribute's prestigious Parkview Collection.
- \* Traditional Beach styling with wood-railed front Porch & upper Balcony, plus back Sundeck.
- \* Spacious double Garage (2 remote-controls) is accessed from rear Lane. Eaves troughs added.
- \* High wood-fenced back Garden has separate gates to Lane & the front. Note gas BBQ outlet.

### General Interior Features:

- \* Built-in Intercom system for music entertainment (& front bell answering) in all main rooms!
- \* This is a Smart-wired home! Great Room/Home Theatre has overhead projector HDMI cord!
- \* Security System (monitoring contract assumable) has wall pads and remote-controls too!
- \* Flat ceilings throughout home. Living & coffered Dining Room ceilings are crown-moulded.
- \* All above-ground floors are wide-board, hand-laid & stained Hardwood. Wide base boards.
- \* Upgraded tiles in all Washrooms, & granite or stone counters (pedestal sink in **Powder Room**)

### Main Floor:

- \* 2-storey high **Front Lobby** has 2<sup>nd</sup> pillar, marble tile, deluxe sconces & extra big coat closet.
- \* Fresh-painted **Living Room** has 4 pot lights, dentil crown moulding, & two California shutters.
- \* New-painted **Dining Room** has 5 Pot lights (1 is in glass-shelved alcove) & chandelier to stay.
- \* **Stairs** have been customized to be open from Main to 3<sup>rd</sup> floors, with wrought-iron railings.
- \* **Family Room** with gas fireplace & customized "double" door. 2<sup>nd</sup> coat closet. Wall TV stays.
- \* King's-ransom **Kitchen** has Volcanic Sediment Granite - topped counters and Centre Island! Under-mounted double sink (Moen faucet). Smokey mirror back splash. Over-counter lighting. Customized **Pantry** unit has 4 deep cupboards (1 tall & 3 high) around the built-in appliances.
- \* **Appliances** are a "KitchenAid" stainless-steel Convection Oven & separate Microwave above. A "KitchenAid" restaurant-size stainless-steel Fridge has a freezer unit below. The "Fisher & Paykel" stainless-steel gas Counter-top Stove has 4 rings & 1 bar + centre grill-platter addition. The "Miele" Range Hood and built-in Dishwasher are stainless-steel, both inside & outside!
- \* **Kitchen cabinets** are all Canac customized. They include 2 illuminated glass-front cabinets, 9 pull-out drawers (metal insides on smooth-glide runners) and 9 below-counter cabinet doors.

### Second Floor:

- \* **Sitting/ Media Room** is open to Lobby below, near the Walk-out to the front (part-covered) Balcony. It has a gas fireplace, 7 pot lights in the Cathedral ceiling & California shutters
- \* 2<sup>nd</sup> **Bedrm** has 2 closets. 3<sup>rd</sup> **Bedrm** (used as office) has 1 closet. California Shutters in both.
- \* 4-piece **Bathroom** has marble vanity, hexagonal floor tiles, & hand-made subway wall tiles.
- \* Big **Laundry Closet** has "Maytag" Neptune Washer & Dryer. Linen Closet is next to it.

### Third Floor:

- \* Vast **Master Bedroom** has custom glass entry door and gas fireplace. Walk-out to Sundeck has black granite threshold. California shutters. Brand new customized built-in shelving unit! Three wide and two narrow mirrored sliding doors hide custom-organized His & Her closets.
- \* **Ensuite** has custom skylight, twin basins, big separate shower, glass mosaic & marble tiles!

### Basement:

- \* **Great Room/Home Theatre** has corner gas fireplace & surround-sound wiring. 12 pot lights.
- \* **Cold Cellar's** antique glass door adds ambiance to custom-built cedar racks for 600+ bottles!
- \* **Exercise Room**, with one full-mirrored wall, is ideal to use as a 4<sup>th</sup> **Bedroom**. 12 pot lights.
- \* 4-piece **Bathroom** has home's 4<sup>th</sup> under-mounted basin! Deep tub, subway tile, marble floor.
- \* **Utility Room/Workshop** has useful shelves on plywood walls, utility sink, forced-air gas Furnace (with Humidifier) connected to Central Air Conditioner & gas rental Hot Water Tank.

**NB:** Except in family room, attached TV screens, sound boxes and projector are **excluded**.