



Homeward

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

July 2009

35 Boardwalk Drive Suite 101

Asking \$468,000

Beautiful Open Plan Condo, Steps from Beach's Boardwalk!



OPEN HOUSE

Sat. & Sun.

July 4th & 5th

2:00-5:00 p.m.

Juice and Cookies!

MLS#: E1656495

**Link to Virtual Tour
more photos, details**
<http://www.InTheBeach.com>

Features

- o Ground level 2 Bed / 2 Bath "New Beach" Condo has convenient second entrance from covered Lake-view Terrace. Wrought iron lockable gate.
- o 1105 sq.ft. as per Builder's plans. Storage locker plus owned underground Parking spot.
- o Central Air Conditioning, Hydro, Heat are all included in Maintenance fees!
- o Kitchen has Granite counter and breakfast bar plus lots of Cherry wood storage cabinets.
- o Ceramic tile on Kitchen floor and back splash. Over-counter lights and new Ceiling light.
- o Marble tile floor in entrance Foyer. Gleaming Hardwood in open Living - Dining rooms.
- o Bright Master bedroom has 2 windows, Large walk in closet and fabulous marble tiled Ensuite with separate shower and Jacuzzi.
- o Bedroom 2 / Office has Murphy Bed with hidden bookshelves. Extra computer wiring.
- o Underground guest parking and Car Wash. 24 hr Concierge / Guard. Security system.
- o Gorgeous central Courtyard Garden facing Lake also has privacy fencing & locking gate.
- o Building has Exercise and huge Party rooms, plus a Billiard / Cards / Library room.
- o 2 Guest Bedroom suites can be rented.



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**)

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

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Beautiful Open Plan Condo Steps from Beach's Boardwalk!

Total area: 1105 sq.ft.
As per Builder's plan



Floor plan may not be 100% accurate.



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