

**Common Areas**  
Entrance Lounge



**Exercise Room**



**Party / Meeting Room**



**Billiards - Cards - Library**



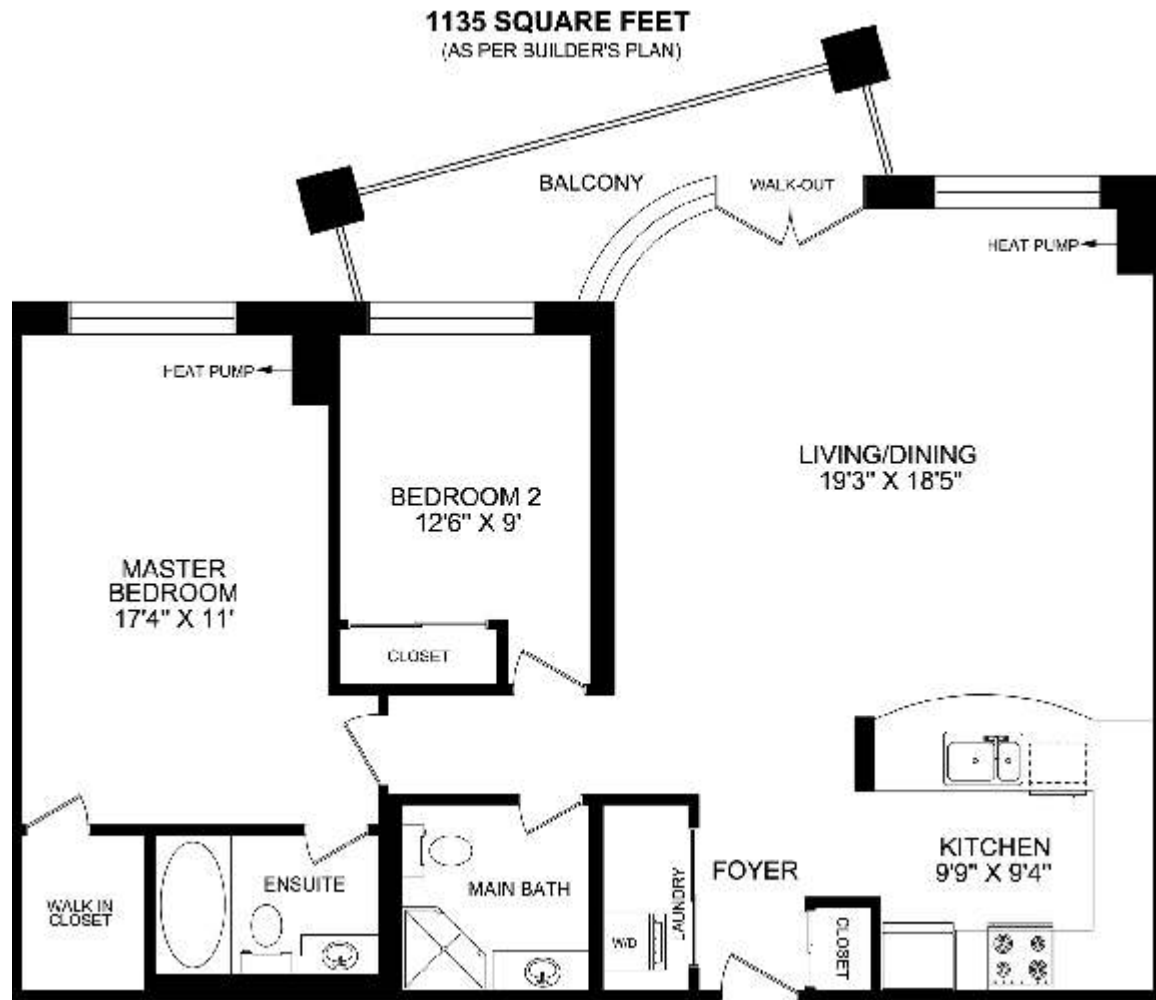
**Gated Inner Courtyard**



# *35 Boardwalk Drive Unit 219*



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

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## Lake-View Luxury in Spacious and Gracious Deluxe Apartment

### Building's Features :

- \* Toronto's prime Beach Apartments. Lake views, yet close to Downtown & Queen Street shops.
- \* Magnificent reception Hall has twin seating areas each side of South-facing exit to Courtyard.
- \* Beautifully-landscaped Courtyard has flower beds, walkways, fountain pool and a security- gated wrought-iron fence overlooking Lake Ontario. Sit at tables or on garden benches to enjoy the lovely surroundings, created by Garden Club residents exercising their green thumbs!
- \* Maintenance fees pay for the tough gardening work, including perimeter flower beds and lawns.
- \* **Maintenance fees also include Hydro to Units – a big saving over some other local Buildings !**
- \* Common Elements include a huge Party Room, Games/Card Room (library) and Exercise Room.
- \* Separate underground Parking for guests, **before** residents pass through their own secure gate !
- \* Underground car washing bay & bicycle racks too! Elevators lead to both East & West wings.
- \* Two rentable Guest Rooms are extremely popular when residents have family or friends to visit.
- \* The building has an excellent Concierge Service. Several staff joined when the building opened.

### Apartment's General Features :

- \* This outside-facing Unit is in the West wing. Its view through trees overlooks a quiet cul-de-sac.
- \* The Unit is conveniently near (but not opposite) the Elevators, and also near the fire exit stairs.
- \* The Unit is the "Brighton" model. Many consider its open plan feels more spacious than similar- sized models which have Bedrooms/Bathrooms on either side of a narrow Living/Dining Room.
- \* Ceiling electric lights throughout the Unit are upgraded! Both bedrooms have quality Broadloom.

### Apartment's Living Area Features :

- \* The Entry **Foyer** has a wide, mirrored **Laundry** closet to the left, opposite a mirrored Coat closet. The mirrors add to the Foyer's welcoming width. The formal ceiling light matches the Passage's.
- \* The **Laundry** (ceramic floor, like the Foyer) has a stacked G E Spacemaker **Washer & Dryer**.
- \* The extra-large **Living / Dining Room** has a Gunstock Hardwood floor of highly-polished wide- board strips. The high base boards complement the formal crown- moulding of the ceiling!
- \* The 3 curved windows (plus double glass doors to the Balcony) and separate picture window have Tiffany pleated shades, plus floor-to ceiling custom-made silk curtains, which are lined.
- \* The covered **Balcony** has a pleasant West view of trees and cul-de-sac. It has a gas BBQ outlet.
- \* The very bright **Kitchen** has **Granite counters** which include a long, curved-edge Breakfast Bar. This also contains a double sink, with an upgraded Price Pfister faucet and shower-head.
- \* The Shaker-style maple cabinets have 9 long & 4 short upper doors on the N. & E. walls. Below these are hidden **over-counter lights** which illuminate **ceramic back-splashes**. The lower cabinets contain 4 wide doors, plus 9 shallow drawers and 1 deep pot drawer. The floor is of ceramic tiles.
- \* **Kitchen Appliances** are all upgraded. They are a G E Profile Arctica **Fridge** (humidity-controlled vegetable drawers), a Frigidaire Gallery slide-in **Stove** (has dials at the front !), with self-clean convection Oven & flat ceramic Cook-top, a very quiet Bosch Power-scrub **Dishwasher**, and a Frigidaire Gallery Smart Sensor **Microwave**, combined with a venting **Range Hood**.

### Apartment's Bedroom Area Features :

- \* The **Master Bedroom** has freshly-painted walls. Its wide window has a Tiffany pleated shade. It has an organized, illuminated, walk-in Closet, and the Apartment's second heating/cooling unit.
- \* The **Ensuite Master Bathroom** has a marble floor, and marble walls for the Jacuzzi 4-jet tub (with shower above). There is Corian-marble basin, whose cabinet doors are of Maple.
- \* The **2<sup>nd</sup> Bedroom** (used as an office) has a double closet. Its window has a Tiffany pleated shade.
- \* The **2<sup>nd</sup> Bathroom** has ceramic floor & Shower wall tiles. Corian-marble basin & Maple cabinet.

### Apartment's Underground Area Features :

- \* The **Parking Space & Locker Room** are combined on a **separate** Title Deed under the Number. **A 7**.
- \* The **Locker Room** is one of only 4; and is **over six** times bigger than the standard locker cages !