



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

April 2010



45 Northern Dancer Boulevard

Asking \$1,029,000

Features



- * 1st Northern Dancer semi listed on M L S in over 3 years. (We listed and sold the last one at over asking price!)
- * Race to buy this spectacular home on New Beach's prime street.
- * **3 Bedrooms, 3 Washrooms, 2-car Garage. 10 minutes to Downtown!**
- * Overlooks 28 acre Park / pond / fountain! Breathtaking sunset views Of City skyline from all 3 floors! Steps to Lake & its Boardwalk.
- * Showpiece interior's upgrades were featured before in Cdn House & Home mag & on HGTV. About \$100,000 more upgrades since then!
- * Beautiful landscaped gardens in back (gazebo) & front (new 2010).
- * Incredible top Sundeck has 2nd gazebo roof for shady Sunday lazing!
- * High-fashion interior includes **70** potlights, **2** fireplaces, Granite Counter-tops, **4** sets of built-in speakers and **3** wall-mounted T Vs.
- * Designer Master Bedroom has custom Walk-in closet to die for ! Its ensuite Bathroom has separate shower with top & side jets !
- * Gourmet Kitchen has Stainless steel appliances & pocket doors.
- * This home is truly one-of-a-kind. Come and see it !

OPEN HOUSE
Sat. & Sun
April 17 & 18
2:00-5:00
Juice and Cookies!

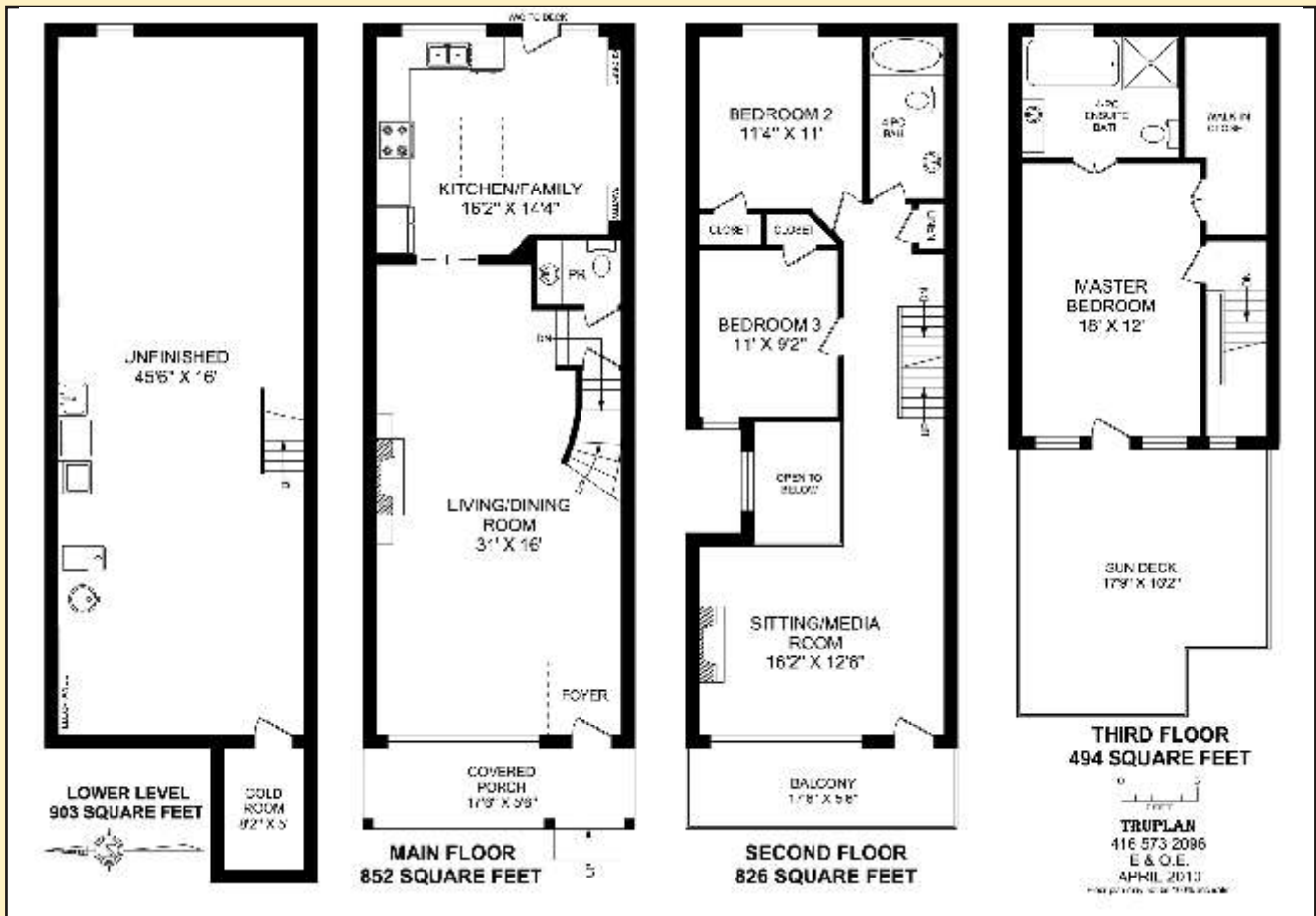
Virtual Tour, more photos:
InTheBeach.com



45 Northern Dancer Blvd.



3075 Sq.ft Total, 2172 Sq.ft above ground



Virtual Tour, more photos: <http://www.InTheBeach.com>



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1858 Queen Street East, Toronto (Just West of Woodbine, next to **Meat on the Beach**)
Independently Owned and Operated

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