



# 63 BOARDWALK DRIVE

# 63 Boardwalk Drive

Fun Family Semi In Desirable New Beach



Lots more photos and link to Virtual Tour at:

<http://www.inthebeach.com>

Real Estate Homeward Brokerage

1858 Queen Street E Toronto, ON, M4L 1H1

416 698 2090

Cell: 416 319 7575

**Nick Boothby**  
**Christine DeMerchant**

REALTORS®/Salespersons  
[nick@inthebeach.com](mailto:nick@inthebeach.com)

**Delightful South-facing Back Garden: Clear Lake View from Sundeck !**

## Exterior Features :

- \* Traditional Beach-style front Porch. Cheerful green front door has glass transom above it.
- \* Front garden has lovely perennial plantings in 2 flower beds, one raised & one at the side. Lush green lawn and interlock brick pathway. A lattice separating screen is by the front door.
- \* Back garden is delightfully landscaped to create a cozy and secluded Paradise. High wooden fence, interlock stone patio & raised flower bed. Gas line for BBQ. (Exclude wall water trough)
- \* **Rear Lane** gives access to Detached **2 car Garage** (Automatic door : 2 Remotes & key pad).

## Interior General Features :

- \* California Shutters have been installed in virtually all the windows of this home !
- \* Custom interior decorating of most rooms is recent, and retains its brightly fresh appeal.
- \* Hardwood floors throughout ground level (except Kitchen, Foyer & back door ceramic tile).
- \* Ceiling crown moldings throughout ground level, and even in part-way-down Powder Room.
- \* Spacious landings part-way-up to both 2<sup>nd</sup> & 3<sup>rd</sup> levels allow many shelving/storage options. (Book shelves & cabinet now there are chattels. Sellers will remove, & make good the walls.)
- \* Many lights in the home have been upgraded. Several wall switches have special timers.

## Main Floor Room-by-Room Features :

- \* **Foyer** has customized hip-high shoe closet & ceramic tile floor. A pillar provides separation.
- \* Formal **Living Room** has crown molding, open oak stairs & 3 tall windows (California blinds).
- \* **Powder Room** is discreetly part-way-down. Mirror to stay. Upgraded light. Timed fan switch.
- \* Small **Lobby** leading to the Kitchen has the larger one of three coat closets on this main level.
- \* **Kitchen** area has terra cotta floor tiles. Its Centre Island (double sink & "Pf" faucet) is custom - built, and has a stain-resistant **Corian** top. The other Counters have matching **Corian** tops. The customized pale blue glass-tile Backsplashes are enhanced by over-counter lighting.
- \* Cabinets galore have 6 long, 4 medium & 2 short upper doors plus 6 lower doors (1 at corner). Some lower cabinets have pull-out shelves. There are 7 drawers too, & a built-in book-case !
- \* The custom-build **Pantry** is huge! It has eight sections: 4 upper & 4 lower (2 are coat closets).
- \* **Kitchen** Appliances are Stainless steel. **1]** KitchenAid Superba Stove with 4 **gas** rings & electric convection oven, **2]** Rangemaster Vent Hood, **3]** Maytag + side-by-side Fridge (door with ice & water distributors), **4]** (black) Panasonic Inverter Microwave & **5]** Meile Dishwasher.
- \* **Dining Room** has crown molding, Hardwood floor, beautiful Bay window with 5 panes and California shutters, back door with glass pane (+ storm door), and brushed-nickel Chandelier.

## 2<sup>nd</sup> Floor Room-by-Room Features : [ This & 3rd Floor have high-grade Berber carpeting. ]

- \* **Family / Media Room** has 14 ft high Cathedral ceiling! 3 windows have California shutters. Its double doors create the privacy for an optional 4th Bedroom! (*Shelves are chattels to go.*)
- \* **2nd Bedroom** faces South. It has a ceiling fan & Walk-in closet. (*Exclude wall-mounted T.V.*)
- \* **3rd Bedroom** – now used as Office – has shelved closet. (*Exclude wall-mounted cabinet.*)
- \* 4-piece Bathroom has upgraded mirror to match the Vanity, and brushed-nickel towel rails.
- \* **3<sup>rd</sup> Floor Master Bedroom** has a ceiling fan & big Walk-in closet, PLUS a triple-door closet ! 2 windows & door to **Sundeck** [Lake view!] have Calif. shutters. (*Exclude wall-mounted T.V.*)
- \* **Master Ensuite** has large tub, Sep rain-head shower, & this home's 2<sup>nd</sup> "Solatube" Skylight !

**Unfinished Basement** has Kenmore HD Washer & front-load Dryer next to Laundry tub. Beam Central Vac, AprilAir Humidifier, Carrier gas Furnace, Reliance (rented) gas Hot Water Tank, a Cold Room Sump Pump & a rough-in for 3-piece Bathroom. The home has a Security System.