

Living Room / Dining Room



Dining Room

Living Room



Master Bedroom



Master Bedroom

Master Ensuite



69 Woodbine Avenue

Lake View



Kitchen



Bedroom 2



Office / Bedroom 3



Kitchen

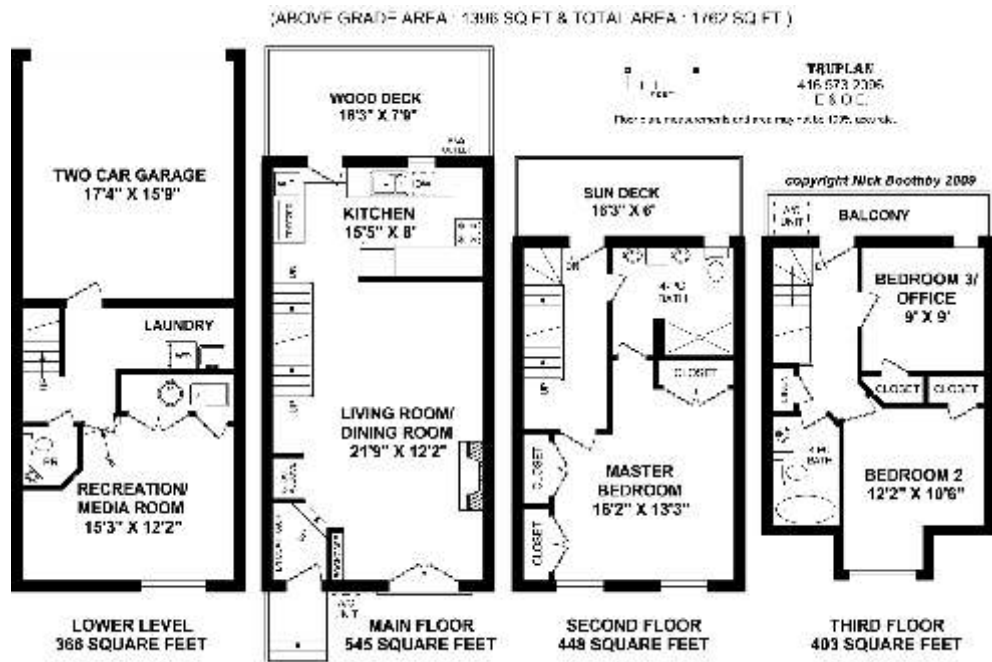


Media / Recreation Room



69 Woodbine Avenue

Unique brick Georgian-style Home within sight of Lake!



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

Royal LePage Homeward
Brokerage, Independently owned and operated

1858 Queen Street E Toronto, ON, M4L 1H1

Nick Boothby and Christine DeMerchant
Sales Representatives 416 698 2090

nick@inthebeach.com

Exterior Features : Wide Semi has brick front & side walls, and vinyl back wall with **Deck, Sundeck & Balcony** on 3 levels !

- * Deck on Main Level has retractable **Awning** and outlet for **gas BBQ**. All 3 levels have screen doors.
- * Beautiful front **Landscaped Garden** has numerous perennial plants, and a north-side stone edge feature.
- * Built-in **Garage** for 2 cars (you may need to back in one car, &/or remove some of the shelves on both sides).
- * Garage has Automatic door (1 Remote & outside key pad), Electric panel & anti-raccoon "Flock-Shock" unit.
- * **Rear Lane** ends at this house ! Only here can you park 1 or 2 extra cars & not block neighbours' garages !
- * "Shared Facilities Agreement" with residents of 57-to-67 Woodbine: currently \$250 year each to clear snow.

Interior General Features :

- * **Triple-glazed windows**, casement style, installed throughout house in 2006/2007. Glass doors for front's Juliette Balcony and for back's 3 walk-out levels are all double-glazed. (Kitchen's French door new in 2005.)
- * **Hunter Douglas blinds** on windows & glass doors, and the customized **Mayfair drapes** are all included.
- * Exterior doors have high-security single-key **Medeco dead-bolt locks**, with individually-registered keys.
- * **Air conditioning** is provided by main unit near front door & top floor Bora ductless unit – both new in 2006 .
- * **ADT Security System** (Monitoring Fee approx \$30/month) has control pads at front door & back Bsmt door.
- * Tank for **Central Vacuum** is in Garage. All 3 **Toilets** are Australian Caroma "Dual-flush" save-water models!
- * **Gas Furnace:** newer filter & GeneralAire **Humidifier**. Rented Electric 60 Gal **Hot Water Tank**. **Sump Pump**.

Main Floor Room-by-Room Features :

- * Open-plan **Foyer** has 2 coat rails & 2 steps up to **Living Room**. Alcove (light/cable TV) could be coat closet.
- * **Living Room** has Valor **gas Fireplace** (2005) with remote control & tumbled marble tile surround. Built-in book shelving. Note the transom **Stained Glass** window-inserts above front door & Juliette Balcony doors.
- * **Living / Dining Room** has flat ceiling with high-end decorative crown mouldings. Its Hardwood strip-flooring was covered in 2005 by easily-removed Berber carpet. Modern 6-light Chandelier. Open staircase.
- * **Kitchen**, totally remodeled in 2005, has pair of triple lights (matching Foyer's) and very comfy Cork flooring.
- * Custom-built **Kitchen Cabinets** provide huge storage capacity: Upper cabinets have 14 long & 4 short doors. Lower cabinets have 2 long & 1 medium door, 11 narrow/shallow, 2 narrow/deep & 4 wide/deep drawers. All drawers open to full depth!! (**N.B.** Remove 2 narrow/shallow & 2 wide/deep drawers for Dishwasher rough-in)
- * Long **Kitchen Counters** have double sink (1 part double-lined), over-counter lights & ceramic back-splashes.
- * **Kitchen Appliances :** **1]** KitchenAid **gas Stove** has 4 rings (1 = "Triple-tier" flame burner with "Insta-Wok") & **gas** convection oven with electric grill, meat thermometer & stove controls; **2]** **Ventahood**; **3]** 33" Samsung Fridge / Freezer ; plus **4]** Danby 5.5 cubic feet **Freezer Chest** ; **5]** Danby **Wine Cooler** ; & **6]** **Microwave**.

Upstairs Floor Room-by-Room Features :

- * 2nd floor **Master Bedroom** has 3 organized double closets !! Flat ceiling has centre fan & crown moulding.
- * Master **Ensuite Washroom** (installed in 2005) has huge glass-fronted rain-head Shower Stall. Built-in wood vanity between twin pedestal basins. Infra-red ceiling lamp, extra-large medicine cabinet, upgraded rails etc.
- * 3rd floor **Bedroom 2** (Lake view) & **Bedroom 3/Office** both have big closets. *4-pce **Bathroom**. Linen closet.

Lower Level Room-by-Room Features :

- * **Media-Entertainment Room / Family Room** has a raised floor, wide above-ground window & French door.
- * **Laundry / Mud Room** has stacked Samsung front-loading **Washer/Dryer**, moulded sink, 3 pot lights, 2 walls of coat hooks. Walk-out to Garage. * **Powder Room** has Corian basin. Both rooms have ceramic tile floors.