



77 BOARDWALK DRIVE

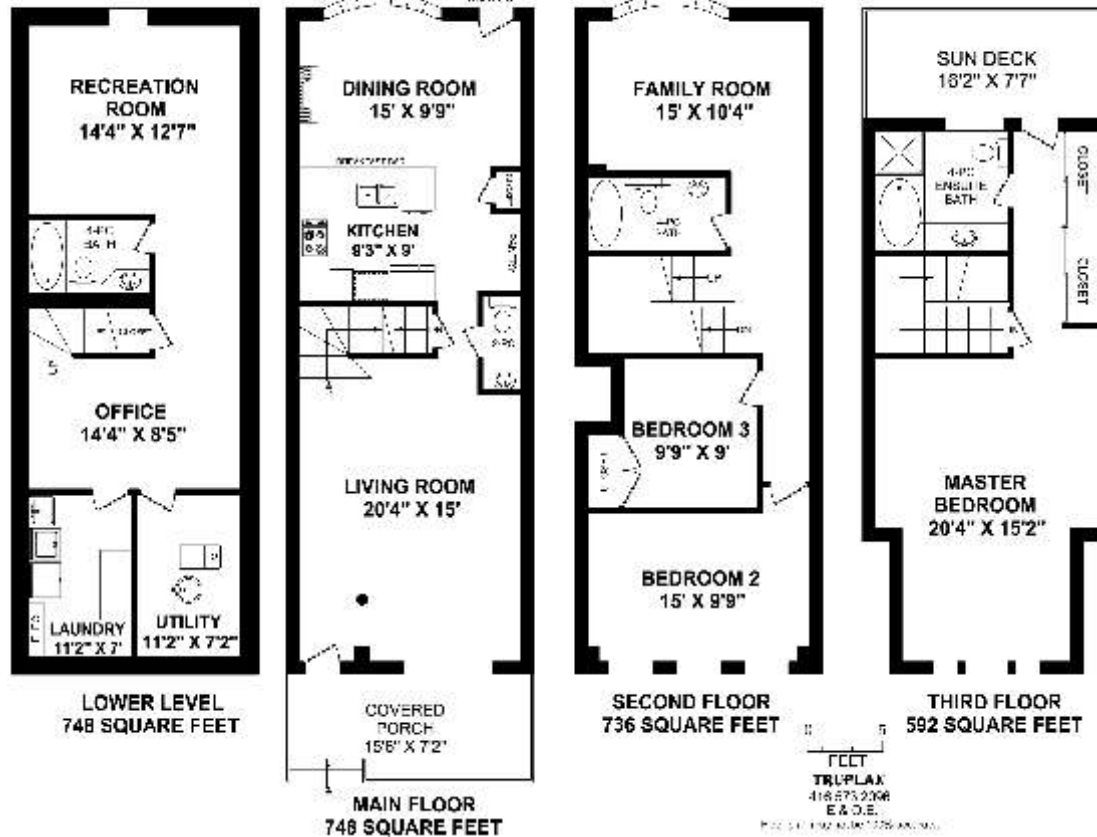


PRESENTED BY NICK BOOTHBY, CHRISTINE DEMERCHANT AND MADDY DENNET

77 Boardwalk Drive

Spacious and Bright Brick Semi!

(ABOVE GRADE AREA: 2075 SQ.FT. & TOTAL AREA: 2821 SQ.FT.)



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

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Exterior Features

- * Surprisingly large brick Semi-detached Home (vinyl siding at third floor level).
- * Front and back Gardens feature full Interlock-brick patios for low maintenance.
- * Back Garden has high wood fencing (with 2 gates); and a gas outlet for BBQ
- * Covered Front porch is extra deep, with shady open view through mature trees.
- * Floors 2 & 3 have separate water & beach views, between the Lake Shore Blvd homes.
- * Double side-by-side Garage is off the rear lane. It has a remote door opener.

Interior General Features

- * Flat ceilings (a costly upgrade) throughout. Dentil crown moulding on Main, 2nd & 3rd levels.
- * Main floor has 9 ft high ceilings! Upper floors are 8 ft high. Basement is well over 7 ft.
- * All above-ground levels have double-glazed windows, with casement openers. Lots of light!

Main Floor

- * Living Room's front Lobby has grey marble floor & wood-pillar feature. Bleached-oak strip wood flooring. The tall 3-pane picture window has drapes and swag-pelmets included. This room has 8 pot lights. Open stairs have bleached oak steps & risers, hand rail & posts, with wrought iron pickets.
- * Powder Room has 3 Pot lights (1 in passage), grey marble floor, black ceramic toilet and pedestal basin.
- * Kitchen has 4 pot lights and 3 black spot lights. Bleached-oak strip flooring. Dentil crown moulding. Granite counters and long raised breakfast bar. Mirrored back splash and some over-counter lights. Black Kohler double sink with "gold" faucets & fittings. Automatic hot water and soap dispensers. Upper cabinets have 5 long doors (3 are "leaded" glass), 4 medium & 2 short doors. Lower cabinets have 4 long doors, 2 tray doors, 2 wide & deep pot drawers 4 small drawers (1 is deep).
- * Kitchen's west wall has extra-large *Pantry with 4 tall doors + 4 medium doors above. Separate Coat closet.
- * Kitchen Appliances are black. Side-by-side JennAir Refrigerator with water/ice dispenser in door. Wall-mounted KitchenAid Oven and Panasonic Dimension 4 Microwave. Whirlpool smooth ceramic Cook-top. Air King range hood. Miele built-in Dishwasher.
- * Dining Room has a coffered ceiling: its crown moulding hides strip lights. Central light fixture & 4 pots. Lovely bow window (overlooking back garden) includes drapes. Formal Gas fireplace. Hardwood strip flooring.

Second Floor

- * Good quality Berber carpeting throughout, with smooth ceilings and dentil crown moulding.
- * Family Room's big bow window (drapes included) overlooks back garden and has "peek-through" lake view.
- * 4-piece Bathroom has a cultured marble vanity counter below a big wall mirror, and ceramic tile.
- * Full-width Bedroom 2 (at front) has an open tree-top view through its 3 windows (drapes are included).
- * Bedroom 3 has a double closet and pigeon-proof netting to protect the recessed window (blind included)

Third Floor

- * Huge Master Bedroom has Berber carpeting, a 3-paned window with centre arch above it, and upgraded light. It has enough space for cosy sitting area & vast bed. Its passage has triple his-and-hers mirrored closets Walk-out (phantom screen) to Sundeck, with new wood floor tiles & renovated fencing. Two Lake Views!
- * Master Ensuite has 6-jet tub. Separate shower with foot tap & marble tiles. Marble counter on big vanity cabinet.

Basement

- * Office/Reception Room at base of stairs has a deep below-stairs closet. Wide passage (wall sconce) leads past ...
- * 4-piece Bathroom with large wall mirror above Corian marble vanity. It has ceramic tile floor. Beyond it is the ...
- * Full-width Recreation Room (at back) is now used as a multi-computer office. This could be Granny/Nanny suite!
- * Big Laundry Rm has Maytag Neptune Washer/Dryer, wash-sink & 3-door cabinet with wide counter. Ceramic tile floor.
- * The separate Utility Room (next to Laundry) has a concrete floor.

House Systems

- * Utility Room has Gas Furnace (with AprilAire Humidifier), Gas (rented) Hot Water Tank and NuTone Central Vacuum Tank. * House has monitored Security System (pads at front & back doors). * Sump Pump (common to every house in the New Beach development) is in Basement's utility room.