



View from Master Balcony

1832 Lake Shore Boulevard East



Master Ensuite



Kitchen



Dining Room



Family Room



Master Bedroom



Living Room



Sitting / Media Room



Built-in Computer Desk



Second Floor Washroom



Bedroom 2

Presented by Nick Boothby and Christine DeMerchant

1832 Lake Shore Blvd East

Glorious Beach Vistas ! Gorgeous Designer Upgrades & Finishes !

EXTERIOR FEATURES :

- * The steel frame construction is clad in Hardie Board siding (made of cement & cellulose fibre), and topped with "everlasting" steel shingles. The Xtendex railings & decks are a wood/plastic extrusion.
- * These top-of-the-line materials provide high durability, low-maintenance; and are insect/termite free.
- * Two Balconies & covered Porch overlook landscaped front garden, with black wrought iron fence.
- * Landscaped back garden, custom-paved in Indian flagstone, is fully fenced with a lockable gate.
- * Back garden patio has mains gas connection for BBQ, and air conditioner for Lower/Main floors
- * Double Garage's German-made Klaus hydraulics park one car above other! Door remotely opens.

GENERAL INTERIOR FEATURES :

- * Flat ceilings throughout. Custom crown moldings (extra accent oak strip). Extra high baseboards.
- * All main rooms have wide-plank Hardwood strip flooring, in engineered Oak of dark-honey colour.
- * California shutters are quality wooden (not plastic), and coated with boat paint for extra durability.
- * Window casings, like the baseboards, are upgraded. All window drapes & fittings are included.
- * Custom-designed art deco stair rails are of titanium steel! (Plexi-glass safety panels are removable.)
- * This home is **very** CAT 5 Smart-wired! Cable TV outlets in all rooms, except Dining & Bathrooms.
- * Built-in Sound System virtually all over home (not Media Room, which is surround-sound wired).
- * The home's Alarm System display can be colour-changed. The home has a Central vacuum System.

THIRD FLOOR FEATURES :

- * **Master Bedroom** has Cathedral ceiling, and **Balcony** Walk-out to spectacular Lake & Beach view!
- * Ceiling fan with light, 4 wall sconces, 4 pot lights. Built-in Speaker. Balcony door phantom screen.
- * His & Her twin double closets plus additional double closet, all with mirror doors, give vast storage.
- * **Master Ensuite** has own **Sundeck** (with Utility Room for furnace/air conditioner for top 2 floors). Imported Portuguese copper-veined marble for corner tub surround, for separate (rain head) Shower and counter for **two** under-mounted basins on upgraded cabinetry. Note private toilet! Phone jack.

SECOND FLOOR FEATURES :

- * **Sitting/Media Room** has grass cloth walls and bay window. High-grade custom-built-in units for Entertainment centre and Computer station both have extensive library shelving & storage cabinets.
- * Surround sound (2 in-wall speakers stay, 2 mounted to go & ceiling wired for more). 8 pot lights.
- * **Second Bedroom** has double closet with mirrored doors. Pewter/alabaster light is negotiable.
- * **2nd Ensuite** has Portuguese copper-veined marble for Shower enclosure walls and counter for under-mounted basin on custom cabinet. Note upgraded Kohler toilet (similar in all 3 washrooms).
- * **Laundry** closet has Whirlpool stacked Washer & Dryer & tub. Extra-wide **Linen closet** opposite.

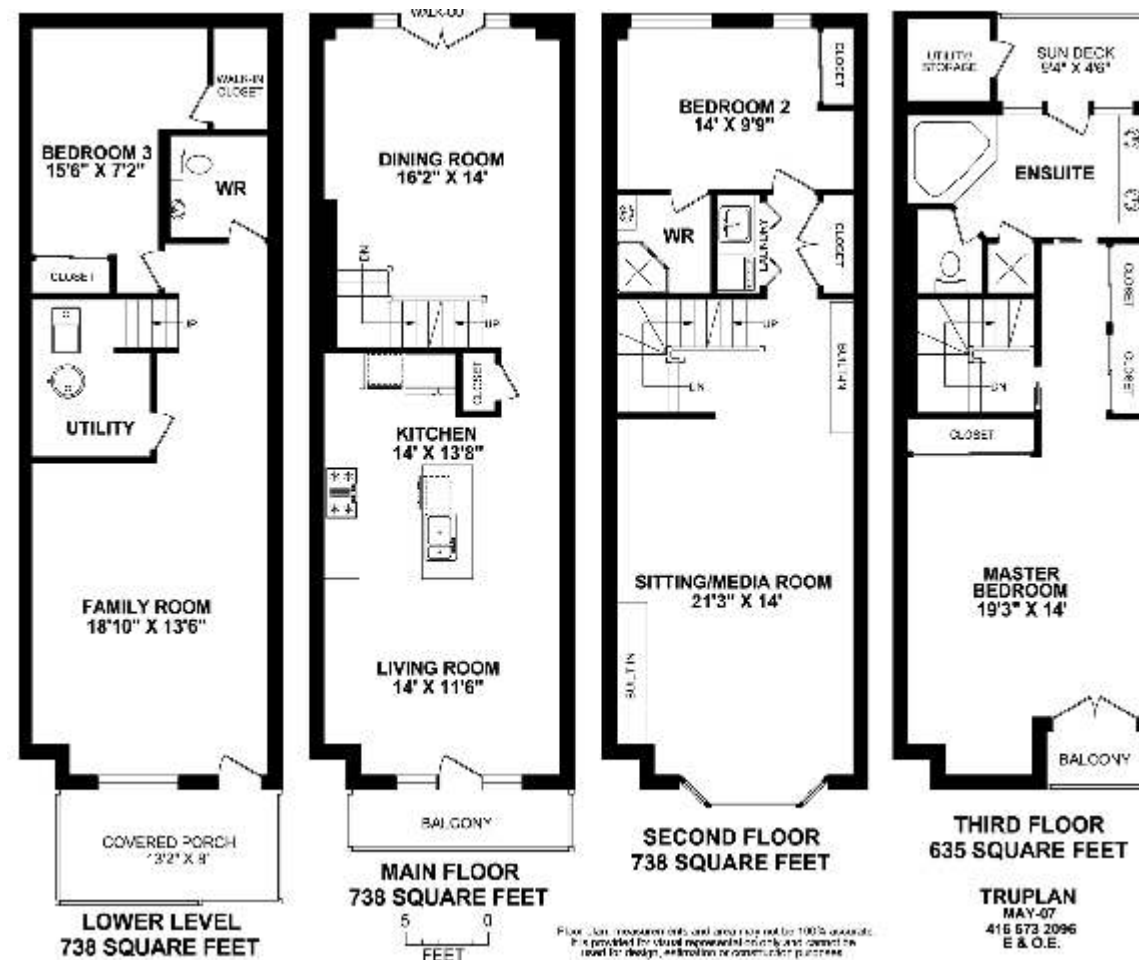
MAIN FLOOR FEATURES :

- * Spacious **Dining Room** is open to art deco stairway. Double-wide walk-out door to back garden. 2 ceiling speakers & 6 pot lights. Pewter/alabaster chandelier & matching sconces are negotiable.
- * The customized **Kitchen** has imported Italian Granite on Centre Island, Counter top & Back splash.
- * The under-mounted double sink has a Garbarator and upgraded faucet. Hidden over-counter lights.
- * Two hanging lights are genuine Murano glass, imported from Italy by Euro Lights. 4 pot lights too!
- * Spacious **Pantry** cupboard. Custom-designed cabinets in grey "smoke" colour, with antique finish. Cabinets have 8 full-length & 4 half-length upper doors, 9 full-length lower doors, plus 9 drawers.
- * **Appliances** include an extra-wide KitchenAid gas cook-top, ideal for the home chef! Stainless steel Whirlpool Accubake electric built-in oven, KitchenAid built-in microwave, Whirlpool Gold double-door fridge (with ice & water dispenser), and Best by Broan extractor fan in cabinet-matching hood.
- * The lovely open plan **Living Room** has walk-out to **Balcony**, 2 ceiling speakers & 4 more pot lights.

LOWER FLOOR FEATURES :

- * Front **Family Room** has walk-out door onto wide covered **Porch**, overlooking garden and the Lake!
- * The Hardwood strip flooring in engineered Oak is laid on top of a cork sub floor for quiet & warmth.
- * 2 ceiling speakers and 7 pot lights. The open stairs have same art deco railings as the upper floors.
- * **Third Bedroom** has double closet, plus walk-in closet with sump pump (standard to Development).
- * **3rd Washroom** could easily be expanded to add a separate Shower in part of this walk-in closet.
- * **Utility Room** has Lower/Main floor furnace & rented hot water tank. [Show underlines in Offer]

Truplan's Total Area including lower level = 2849 sq.ft.



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