



# 1806 Lake Shore Boulevard East

Presented by  
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**Living Room**



**Master Ensuite**



**Bedroom 2**



**Rec Room**



**Family Room**

# 1806 Lake Shore Boulevard East

**Elevated Lake Shore Lake-View Luxury !**

## Exterior Features:

**Brick** exterior, with “limestone” decorative features. Top floor is **stucco** with wood decorations. **Front Garden** is wrought-iron fenced with interlock brick walk-way. Timed sprinkler irrigation ! **Back Garden** is fully-fenced with 2 lockable gates & laid with interlock brick. Gas BBQ outlet. **Double Garage** is extra-wide, and (rare in this Development) is clad in brick. 2 remote openers.

## General Interior Features:

**Elevator** to all 4 floors has phone & lovely maple-panel walls. Service contract gives regular visits. **Intercom / Radio System** by M & S Doortalk has speakers at front door, Main floor (with radio tuning control), 2<sup>nd</sup> Floor Family Room & Bedroom 2, 3<sup>rd</sup> floor Master Bedroom & Lower floor 4<sup>th</sup> Bedroom. **Hardwood Flooring** on ALL levels. (Front/Rear Foyers, Kitchen, Washrooms & Bedroom 4 excepted). **Berber Carpet** in Bedroom 4. **Porcelain Tiles** in exceptions noted above. **Ceramic Tiles** in Laundry. Extra-high **Baseboards** in all formal rooms. Half-wall-height white **Wainscoting** in Breakfast Area. **Ceilings** are all flat (no stucco!). Crown moulding in Main floor’s Living / Dining Room & Kitchen. **Window Coverings:** All blinds (mostly upgraded ‘Pirouette’ or ‘Silhouette’ by Hunter Douglas) and curtains (mostly upgraded & lined by Ethan Allen or even better) are included in the price! **Phantom Screen Doors** specially fitted at walk-outs to front Balcony, and to back Garden. **Washroom Fixtures** mostly upgraded, including faucets and rain shower-head. All toilets are by Toto. **Pot Lights:** 13 in Living/Dining Room, 10 in Kitchen, 10 in Media/Family Room, 12 in Recreation Room, 3 in Master Ensuite, 5 in bedroom 4, plus several extra ones in curved stairs’ alcoves etc.. **Light Fixtures** include upgrades in 3 Washrooms and wall sconces in Master Bedroom & Ensuite Bath

## Main Level Interior Features:

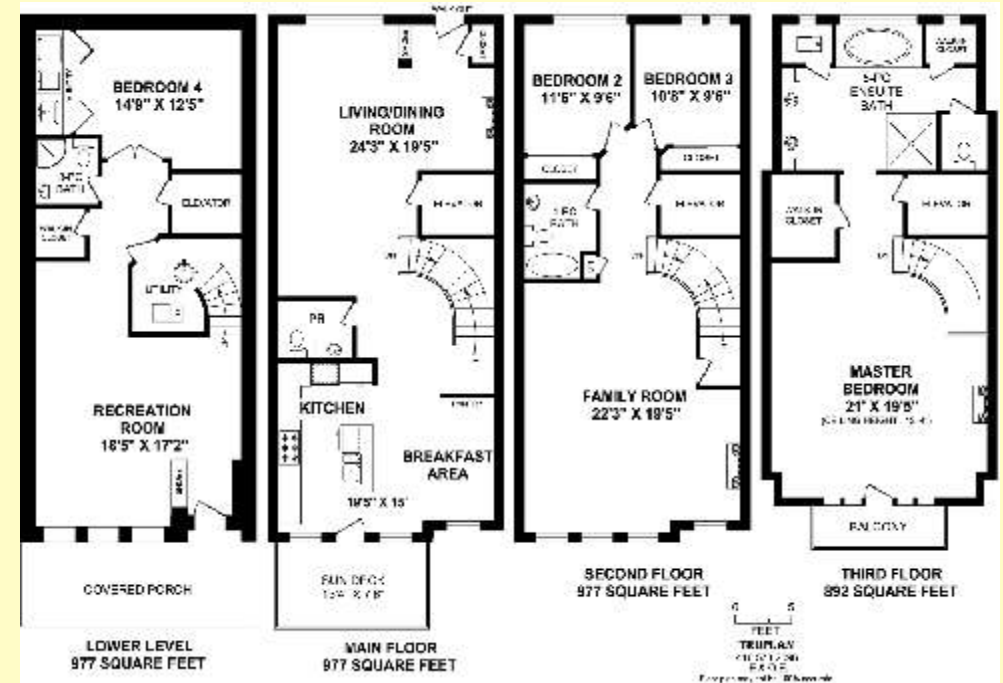
**Living Room** has a deep gas fireplace, and California (organized) closet opposite back door Shoe Rack. **Dining Room** has elegant open curved stairs (with lighted alcoves) up to 2<sup>nd</sup> & down to Lower levels. **Kitchen** has granite-topped centre island and counters. Ceramic back-splash. Over-counter lighting. High-end paneled upper cabinets have 9 long (2 are glass-paned) & 4 shorter doors. Lower cabinets have 8 doors & 5 drawers (1 is wide for post & pans). Double sink has upgraded faucet. **Kitchen Appliances:** 1) **Sub-zero** Restaurant-sized Fridge, with double-wide Freezer drawer below. KitchenAid Stainless Steel units as follows: 2) Gas Cook-top. 3) High-end Range Hood. Built-in wall electric ... 4) convection Oven and 5) Microwave. 6) Built-in Dishwasher in Centre Island. Double-door **Pantry** in Breakfast Area. Walk-out to extra-deep **Sundeck** with remote-controlled **Awning**.

## 2<sup>nd</sup> Level Interior Features:

**Family / Media Room** has built-in gas fireplace and an **Office** area, with computer connection. 4 big windows overlook the Lake. [Note the private door at foot of stairs up to Master Bedroom suite.] **Bedrooms 2 and 3** both have double California (organized) closets, with mirrored sliding doors. **4-piece Washroom** has deep tub, Granite vanity, upgraded faucets & Toto toilet. Linen closet.

## 3<sup>rd</sup> Level Interior Features:

**Master Bedroom**’s 13.ft Cathedral ceiling has a fan/light. Walk-out to Balcony’s panoramic Lake view! Large walk-in Closet. Here is home’s 3<sup>rd</sup> gas fireplace. Note the incredibly tall windows ! The **Ensuite Bathroom** was upgraded with frame-less glass-walled separate shower with rain



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

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AND telephone shower heads ! Huge oval 6-jet tub. Twin basin wall-to-wall vanity, and private toilet. Note also the walk-in (linen) Closet opposite the toilet door, and the Bathroom’s ceiling fan/light.

## Lower Level Features:

**Recreation Room** has built-in Shoe Rack at door (blind) to covered Porch. 3 windows have blinds. Walk-in California (organized) closet, next to the **3-Piece Washroom**, with curved-wall Shower. **Bedroom 4** has double doors for an open-plan effect. It has 5 pot lights & side double doors to ..... **Laundry** has fitted cabinets, stainless steel sink and clothes rail. Whirlpool Washer & electric Dryer. **Utility Room** has a sump pump (a standard feature throughout this “New Beach” Development).

## Household Operating Systems Include:

**TWO Furnaces / Air Conditioning Units.** One is in Utility Room for the Lower and Main floors. The second unit is accessed via the Master Ensuite, and is for the 2<sup>nd</sup> and 3<sup>rd</sup> floors. **Elevator Control Unit.** This is in the Utility Room. It has battery back-up if the Hydro power fails. **Central Vacuum System.** In the Utility Room, with outlets on all floors. Attached equipment remains. **Water Softener.** Also in the Utility Room. It too is owned. **D S C Security System.** This has an assumable monitoring contract, costing approx \$30 per month. **Sprinkler System** for front garden has an adjustable automatic timer switch.