



Bedroom 4 / Office



Recreation Room



74 WINNERS CIRCLE



Media Room



Family Room



Master Ensuite



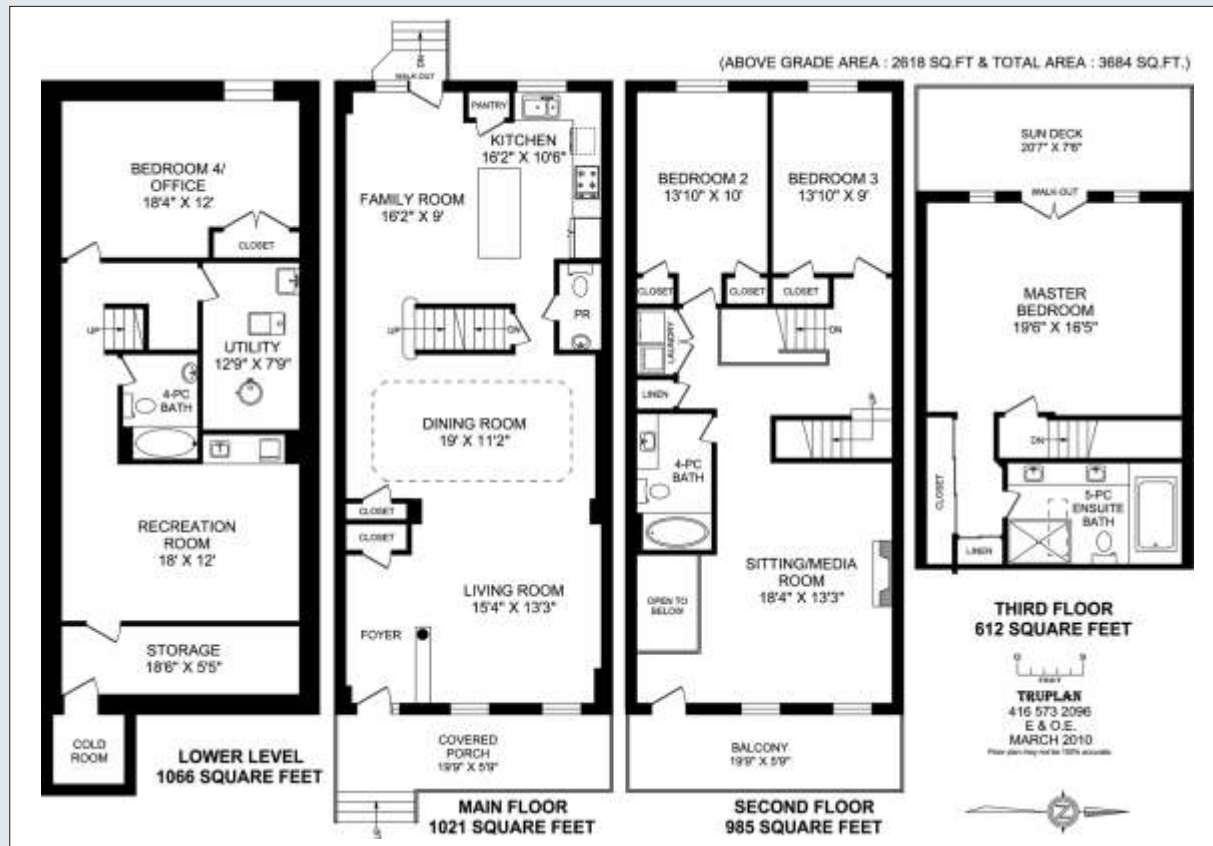
Bedroom 3



Bedroom 2

74 Winners Circle

Minutes Walk to the Beach



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

Real Estate Homeward

Brokerage, Independently owned and operated

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Tribute "Panorama A" model is more modern than most !

Exterior Features :

- * Traditional Beach double porch design. Vinyl siding. New glass-paneled rear **Sundeck** fence.
- * Front's fully covered **Porch** & part-covered/part-open **Balcony** both have new wood fences.
- * 3 walk-out doors onto front Balcony and back Garden & Sundeck all have Phantom screens.
- * Landscaped front "woodland" Rock Garden. Interlock brick path. Pots stay on 2 brick plinths.
- * Landscaped rear Garden has grey limestone Patio, perennial plants & trees, private "nook" between Garages, wood fence with copper-capped posts, South-side gate & gas BBQ outlet.
- * Detached 2 car Garage (Automatic door : 2 Remotes & key pad). Access is from rear Lane.

Interior General Features :

- * Brand new **Granite** counter-tops: **Giallo Veneziano** in Kitchen; **Diamond Red** in 2 Bathrooms
- * All-new Stainless steel **Jenn-Air** appliances, **Franke** dbl sink & **HansGrohe** faucet in Kitchen.
- * Brand new **Hunter Douglas** "Silhouette" blinds on many windows & glass door panels.
- * Ceilings throughout this home are all flat – a costly upgrade requiring higher-grade lumber.
- * Virtually all light fixtures are brand new. Many are brushed nickel. Note variable light switches.

Main Floor Room-by-Room Features :

- [All of this level has oak-strip Hardwood flooring.]
- * Two-storey Foyer has large organized coat closet. Front door & window is Silhouette-blinded.
 - * Formal **Living Room** has crown molding, and 2 big windows with Silhouette blinds.
 - * Extra-big **Dining Room** has crown molded Coffered ceiling, organized closet & open oak stairs.
 - * **Powder Room**: swivel oval mirror matches 2nd Floor Bath. [Opposite is Basement glass door]
 - * Open-plan **Kitchen** has huge Granite-topped Island (sits 4) and extensive Counters. Its maple wood cabinets have 8 drawers, 7 lower doors and 10 upper doors (4 long, 2 medium, 4 short)
 - * **Jenn-Air Kitchen Appliances** : **1]** 4-ring **gas Cook Top**, **2]** built-in convection **Oven**, **3]** 2-fan **Range hood** **4]** **Fridge** with side-by-side "French doors" (filtered water inside one) above wide **Freezer** drawer (has ice-maker), **5]** built-in **steam Dishwasher**, and **6]** a **G.E. Microwave**.
 - * **Family Room / Library** has crown molding & Garden door with 2 Silhouette blinds.
 - * **Pantry**.

2nd Floor Room-by-Room Features :

- [Quality Berber carpets. Baths/Laundry = ceramic.]
- * **Sitting / Media Room** has **gas** Fireplace (2 sconces). Cathedral ceiling fan & light. 2 window & Balcony door Silhouette blinds. * **Landing** has linen closet & * **Laundry** (Washer / Dryer)
 - * **2nd & 3rd Bedrooms** have 2 & 1 organized closets. * 4-piece **Bathroom** has Granite counter.

3rd Floor Master Bedroom has door to Sundeck & FIVE mirror-doored & organized closets.

- * **Master Ensuite**: two under-hung basins in Granite counter, Skylight, Sep. rain Shower, Tub.

Lower Level Room-by-Room Features :

- * **Recreation Room**: 4 B/I **Speakers**, bar sink, cabinets, **Microwave** & **Beer Fridge**. 8 pot lights.
- * Huge **Storage Room / Workshop**: 3 power sockets, EI panel. * **Cold Room**: sump pump.
- * **Utility Room**: 2009-new **Trane XV95** high-eff. Furnace. **Rented** hot water tank. Molded sink.
- * **4th Bedroom/Office**: Double closet. 3 Pot lights. Deep window well. * **Passage**: 6 Pot lights.

Possible Inclusions : Utility Room Shelves. Master Bedroom drapes. 2 Master Ensuite mirrors.

Note : Security System monitoring contract, if assumable, currently costs \$28.80 per month.