



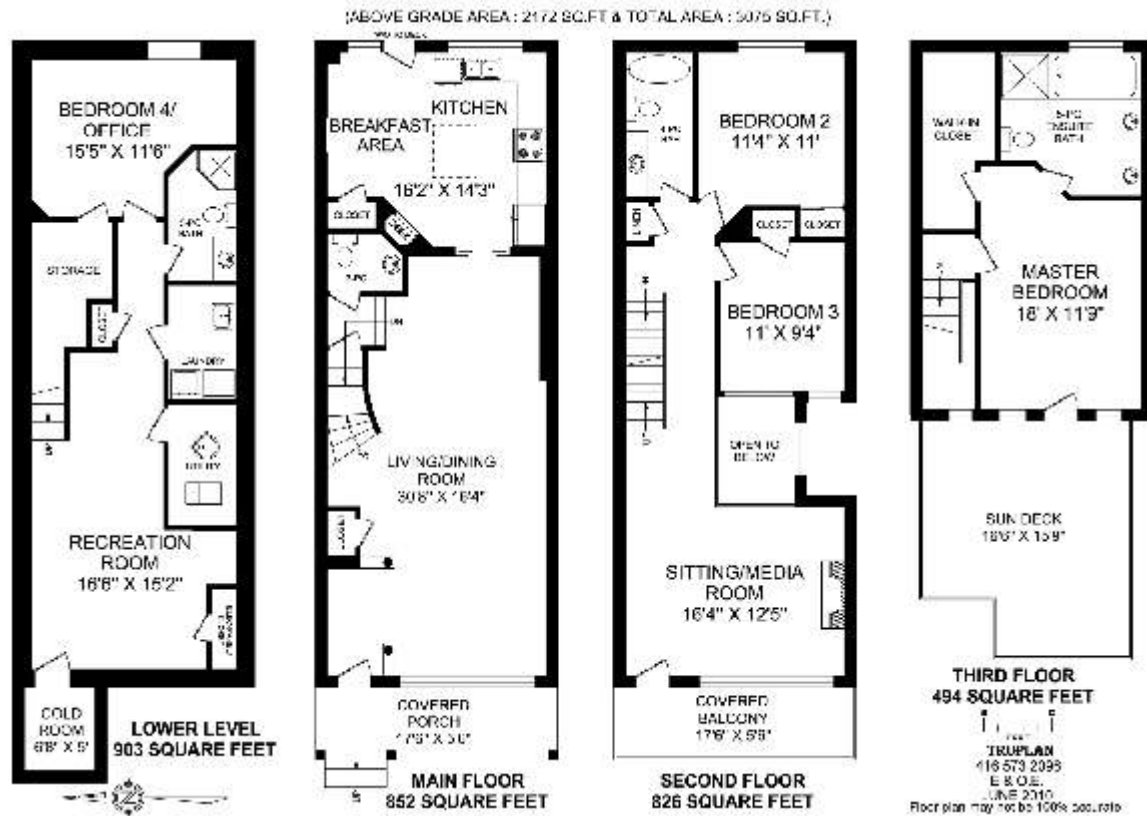
# 87 NORTHERN DANCER BOULEVARD

PRESENTED BY NICK BOOTHBY  
AND CHRISTINE DEMERCHANT



# 87 Northern Dancer Boulevard

*Spectacular Views from Super-Spacious Semi !*



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

**Real Estate Homeward** Brokerage

1858 Queen Street E Toronto, ON, M4L 1H1

**416 466 2090**

Cell: 416 319 7575

**Nick Boothby**  
**Christine DeMerchant**

REALTORS@Salespersons  
[nick@inthebeach.com](mailto:nick@inthebeach.com)

## Exterior Features :

- \* Covered front Porch & Balcony have brand new solid-wood posts, beam & glass-pane fences.
- \* Newly surfaced non-slip front Porch floor and steps. Updated front Garden irrigation timer.
- \* Landscaped front Garden has Japanese lilac, 2 raised **rose** & flower beds, interlock-brick paths.
- \* Back Garden has deck, Gas BBQ outlet, interlock-brick path/patio, lawn, **roses** & wood fence.
- \* Double Garage off back Lane has lowered Garden door and refurbished Auto door (2 remotes).
- \* House is vinyl-sided. Vast top Sundeck has roofed Gazebo, iron fence & wood-shingle wall.

## General Interior Features :

- \* Flat ceilings throughout. This upgrade requires high-grade, kiln-dried lumber for ceiling joists.
- \* Hardwood floors on Main & 2nd (except Bedroom 2). Raised floors in Basement are laminate.
- \* This house is Smart-wired: many cable/telephone dual outlets. Security system is monitored.

## Main Floor Interior Features :

- \* Front door has glass pane & transom. Beyond **Lobby's** 2 wooden pillars is a big coat closet.
- \* **Living Room's** huge 4-part picture window gets even more light via Porch's new glass fence! Window has 4 Hunter Douglas 'silhouette' blinds. Decorative crown moulding. 4 pot lights.
- \* Open ceiling feature lets natural light onto **Dining Room**. Its centre light fixture matches the Lobby's. Decorative crown moulding. 4 pot lights + 1 more at base of open oak stairs. 2 oak steps down to level of....
- \* **Powder Room:** Upgraded light & towel rail; black ceramic floor.
- \* Double pocket doors to **Kitchen / Breakfast Room:** Big coat closet. The Granite counter-tops & 2-stool Centre Island all have 'ogee' edging. Twin 3-bulb chandeliers & over-counter lights. Upper cabinets have 6 long (2 are glass), 2 medium & 4 short doors. Lower cabinets have 9 doors & 9 shallow/1 deep drawers. Alcove desk has 2 drawers. Double glass doors to Garden. Ceramic back-splash. Double sink has 3 windows with Levelor blinds, overlooking Garden.
- \* **Kitchen Stainless Steel Appliances:** 1] New Maytag Fridge, with Freezer drawer beneath. 2] New Frigidaire Professional series built-in Oven below... 3] Whirlpool ceramic counter-top Stove. 4] New Allure Range Hood (2 fans/2 lights). 5] Danby Designer Micro-wave. 6] G E Profile built-in Dishwasher. **Also:** 8] Wall-mounted TV in 2-shelf alcove above built-in desk.

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

- \* **Media/Family Room** has gas fireplace (black marble surround, alcoves each side). Its huge 4-part picture window & glass door obtain even more light via the Balcony's new glass fence! 5 honey-comb window blinds. 7 pot lights. Oak railing surrounds the open-to-below space.
- \* Side **Bedroom 3** also gets extra light from its glass-block wall above the open-to-below space.
- \* Back **Bedroom 2** has mirrored closet & thick-pile carpet. \* **4-piece Bathroom:** 4-door Vanity.

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

- \* **Master Bedroom** has small chandelier. Centre glass door to Sundeck has blind. 2 long drapes for side windows. Huge walk-in closet is organized: extra-strong rails, 13 drawers. Attic hatch.
- \* **5-piece Master Ensuite Bathroom** has 6-jet TUBCO tub, Granite counter for 2 basins, 5-door Vanity under wide mirror (triple light), glass-enclosed separate Shower & white window blind.

## Basement Interior Features :

- \* **Recreation Room:** 6 pot lights + 3 in passage. West door to \* **Cold Room:** New sump pump.
- \* South doors to... **A]** Electric Panel/Closet; **B]** \* **Utility Room:** Furnace has Elec. air cleaner; **C]** \* **Laundry:** St. steel sink in 4-door Vanity, Kenmore 80 Series Washer/Dryer, 2 pot lights; **D]** \* **3-piece Washroom:** glass-wall Shower, 2-door Vanity under Corian basin, 2 pot lights.
- \* **Bedroom 4/ Office:** 7 pot lights, big window, Walk-in closet:- opens to under stair **Storage**.