

# 88 WINNERS CIRCLE



*Family Room*



*Bedroom 2*



*Master Ensuite*



*Master Bedroom*



*Media Room*



*Kitchen*



*Living Room*



*Main Bathroom*



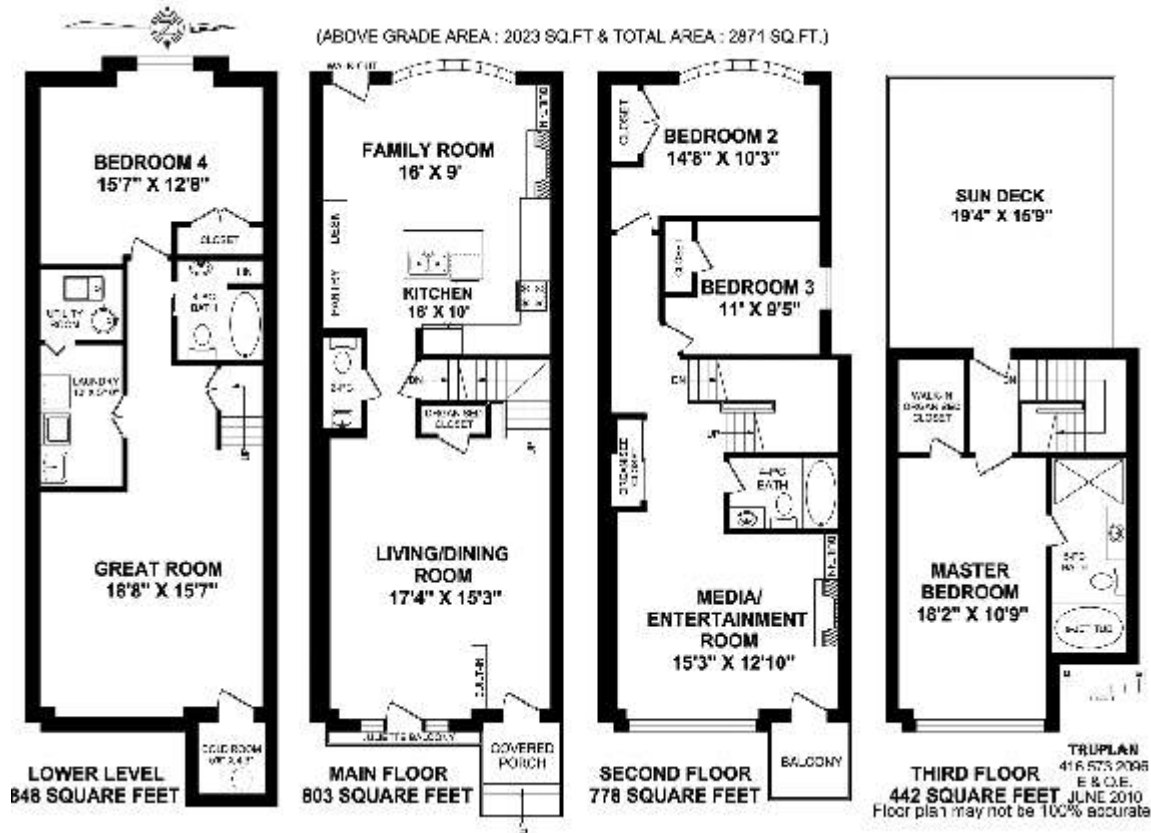
*Great / Recreation Room*



*Living / Dining Room*

# 88 Winners Circle

## Superbly Updated New Beach Semi !



Just a few examples showing the exceptional attention to detail!

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

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### Exterior Features :

- \* House is brick-faced. Some upper-level vinyl siding. Vast top Sundeck has **new** wood fences.
- \* **New**-painted front wrought iron railings for steps, Juliette balcony and 2<sup>nd</sup> floor balcony.
- \* Front door (Medeco lock) and all above-ground, double-glaze windows are **newly** installed.
- \* Beautiful, professionally landscaped back Garden has interlock brick patio, raised North and 3 other flower beds (mature plantings), large pergola & wood fences (1 gate). Gas BBQ outlet.
- \* Double Garage off back Lane has combo-lock back door, eaves troughs, trellis and 2 remotes.

### General Interior Features :

- \* Flat ceilings throughout. This requires upgraded kiln-dried joists. Entire interior is **new** painted.
- \* **New** all-Hardwood dark-stain floors above ground (except washrooms). **New** Berber in Basement.
- \* This house is **newly** Smart-wired: 8 'Cat-5' cable/phone outlets. **New** ADT Security system.
- \* Washrooms, electrics & mechanicals **newly** updated. **New** Furnace, Humidifier, C A C, C-Vac.

### Main Floor Interior Features :

- \* **New** super-extra-high formal base-boards and decorative crown moulding **throughout** this level.
- \* **Lobby:** **New** natural stone tile floor & 2 built-in shoe shelves; extra-big front door/transom trims.
- \* **Living/Dining Room:** **New** extra-big trims also to Juliette balcony's glass door-&-two-windows (all with transoms) & doors to California coat closet, Powder Room & Basement. These trims complement the **new** formal wainscotting which extends up the stairs to 2<sup>nd</sup> floor. 11+2 Pot lights.
- \* **Powder Room:** **New** nat. stone floor, Kohler pedestal basin, wall mirror, brushed nickel fittings.
- \* **Kitchen:** **New Giallo Ornamental Granite** tops with 1½" square profile to (extended) Counter & 3-stool Centre Island / breakfast bar. This has '1¾' under-mounted sinks, upgraded faucet, fold-out shelf, 2 cabinet doors & twin chandelier. Over-counter lighting is dimmable! 4 pot lights too.
- \* **Kitchen cabinets** are all **new**. All have soft-close doors & drawers! **North wall** has 6 long (1 is glass) & 2 short doors above counter, plus 3 shallow, 4 deep, 1 extra-deep (garbage) drawers and corner Lazy Susan below. **East wall** has 4 long & 2 short doors above counter, plus 2 shallow & 4 deep drawers below. **South wall** has 3 very tall **Pantry** doors (1 is pull-out), 3 short doors, 2 long doors above Granite **desk** (1 drawer). **North & East walls:** marble subway-tile back-splashes !
- \* **New JENN-AIR Stainless Steel Appliances:** 1] side-by-side **Fridge** has water inside, extra-deep **Freezer** drawer beneath (big ice tray). 2] **Stove** has 4 **gas** rings on top and electric **Oven** beneath. 3] **Micro-wave / Range Hood** (5-speed fan) above stove. 4] **Dishwasher** in Centre Island.
- \* **Family Room:** 5 pane/transom Bow window. **New** gas fireplace & shelves in alcove. 5 pot lights.

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

- \* **Media/Entertainment Room:** **new** gas fireplace, alcove cabinet. Door to balcony. 4 pot lights.
- \* **Back Bedroom 2:** Bow window like in Family Room. Double closet. Crown moulded ceiling.
- \* **Side Bedroom 3:** Closet. Crown moulding. \* **Landing:** Dbl-door California linen closet. 3 pots.
- \* **4-piece Bathroom:** *Statuario Venato* u-mount basin top. Custom Vanity. Subway tiles. Mirror.

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

- \* **Master Bedroom:** Huge bow-topped feature Window. Walk-in California-organized closet.
- \* **5-piece Master Ensuite Bathroom:** 6-jet Maax tub, *Statuario Venato* u-mount basin top, 2-door/6-drawer Vanity. Mirror. All-marble subway tile walls. Shower stall has Rain **and** Telephone shower heads (glass wall/door to come). Brushed nickel fittings. Superior tile floor.

### Basement Interior Features :

- \* **Great Room:** 9 pot lights. Electric panel. Under-stairs storage. \* **Cold Room:** sump pump.
- \* **Laundry:** Moulded sink. **New** Maytag front-load 4000 **Washer** & 5000 **Dryer** (steam). **New** Hoover **C-vac**. \* **Utility:** Rented **H W Tank**. \* **4-piece Bathroom:** Pocket door, subway tiles.
- \* **Bedroom 4/ Office:** Double closet, 4 pot lights, big window. Ideal for use by Nanny !