

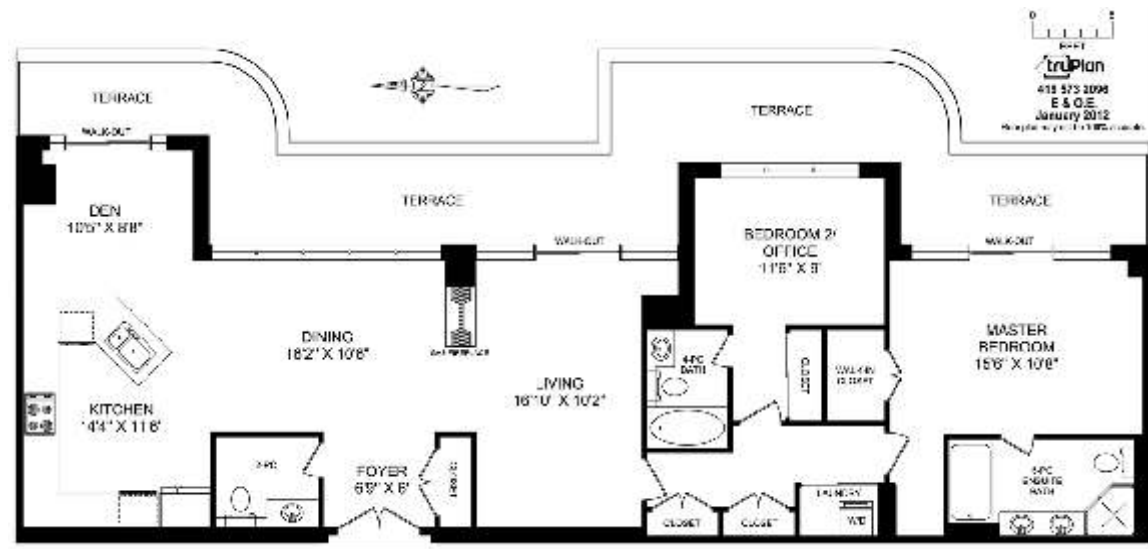


9 Boardwalk Drive Penthouse 2



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Condo Penthouse Paradise in Possibly Beach's Best Building!



1430 Square Feet, as Per Builder



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

Real Estate Homeward Brokerage
Independently owned and operated
1858 Queen Street E Toronto, ON, M4L 1H1

Nick Boothby, Maddy Dennett and Christine DeMerchant
Sales Representatives
416 698 2090
nick@inthebeach.com maddy@inthebeach.com

PENTHOUSE 2's General Features :

- * In the Building's East wing, this outside-facing Apartment avoids the over-strong afternoon sun.
- * Its main views are South-East, clearly overlooking the Lake. It also has a wide North-East view.
- * Huge picture windows provide brightness. **Three** wide glass walk-outs to 75 ft. long Sun Terrace.
- * All windows & glass doors have Hunter Douglas roll-down blinds: double blinds in Bedrooms.
- * Gunstock strip Hardwood floors *throughout* (except Foyer/Kitchen/Den & Bathrooms' marble).
- * Kitchen & all 3 Washrooms have granite or marble counters, with under-mounted sinks/basins.
- * Many light fixtures are upgraded. All faucets are upgraded (all brushed nickel in Washrooms).
- * The two elevators opposite serve only 4 other Penthouses, and are very close to the fire exit stairs.
- * **Locker 16** is in a room conveniently next door: doing ideal double duty as a pantry/wine cellar.
- [* Note that Penthouse 2, Parking Space 65 & Locker 16 are all owned under *separate* Title Deeds!]

PENTHOUSE 2's Features of the Living Area :

- * The 2-door **Foyer** has a double Coat closet, and a **Powder Room** as big as many full bathrooms!
- * The formal **Dining Room** with 5 window panes has a crown-moulded ceiling & high base boards.
- * The big **Living Room** shares its 3-sided Gas Fireplace. A side door separates the bedroom wing.
- * The **Terrace** has incredible N.E. & S.E. views. Watch the fireworks & kites over Lake Ontario!
Its 3 doors are phantom-screened. Its floor has custom decking tiles. The gas BBQ will remain.
- * The huge **Kitchen** has Granite counters & wide Breakfast Bar, and tumbled stone back-splashes.
Note the twin sinks are under-mounted, and share an upgraded Moen kitchen faucet/shower.
- * Kitchen **Cabinets** are upgraded & plentiful. Its walls have 16 upper cabinet doors (10 of them long, 2 medium & 4 short). 11 lower cabinet doors are supplemented by 15 drawers, of which 3 are extra deep & 2 extra-wide. Over-counter halogen lighting plus a new variable ceiling light.
- * Kitchen **Appliances** of upgraded Stainless Steel include **1]** a side-by-side Fridge & Freezer with in-door ice & water, plus these built-ins: **2]** a wall convection Oven, **3]** a wall Micro-wave with combined venting Range Hood, **4]** a Dishwasher. Also a variable 3 or 4 ring ceramic Cook-top.
- * The cozy **Den** off the Kitchen doubles as a sociable small **Family Room** or **Breakfast Room**.

PENTHOUSE 2's Features of the Bedroom Wing :

- * The **Master Bedroom** has its own foyer & alcove, plus a big walk-in Closet: organized & lighted.
- * The 5-piece **Ensuite Master Bathroom** has a Mirolin 6-jet tub, twin basins and separate shower.
- * The **2nd Bedroom** (used as an office) has its own foyer too, plus a double organized Closet.
- * The 4-piece **Ensuite 2nd Bathroom** also has a marble counter (under-mount basin) and floor.
- * This wing's **Passage** has **2** double organized Closets. **Laundry Closet** has stacked Washer/Dryer.

Building's Communal Features :

- * Toronto's prime Beach Apartments. Lake views, yet close to Downtown & Queen Street shops.
- * Magnificent Reception Hall has **24-hour Concierge** desk. Comfortable seating area for guests.
- * Beautiful fenced **Courtyard** has garden tables & benches, flower beds, walk-ways, fountain pool & *security gate* for access to the Lake. Garden Club residents love exercising their green thumbs!
- * But maintenance fees pay for the tough gardening work, including perimeter flower beds & lawns.
- * Common Elements include huge **Party Room**, **Games/Card Room** (Library) & **Exercise Room**.
- * A **Guest Suite** @ \$50 a night is extremely popular when residents have family or friends to visit.
- * The building has an excellent Management service, including on-site Building Manager's office.
- * Wonderfully friendly residents organize many popular activities, like movie nights & card games.

Building's Basement Area Features :

- * **Parking Space 65** is extremely close to Elevators, & round corner from Owners' **2 Bike racks**.
- * 12 underground **Guest Parking** spots are *before* residents pass through their own secure gate !
- * Underground access to **Elevators** in both East & West wings is via Accessible push-button doors.