
The Beach

163 Courcellette Road

Interior

- Front Vestibule
- Oak Hardwood Floors
- Oak Accent Trim
- Wood Burning Fireplace
- Stain Glass Windows
- Pot Lights
- Open Concept Dining Room and Kitchen
- Kitchen: Travertine Tile Floors, Granite Countertops, Stone Backsplash, Breakfast Bar, Solid Cabinets, Stainless Steel Appliances including Gas Range, Side Pantry, Open Concept
- Solarium Style Family Room with Walk-out to Patio
- Open Den/Office on Second Floor
- Two Large Bedrooms on Second Floor with Ample Closet Space
- Renovated 4-piece Bathroom on Second Floor
- Third Floor Primary Bedroom with Renovated 3-piece Ensuite, Walk-out to Balcony, Gas Fireplace, Skylight and Walk-in Closet
- Lower Level Recreation Room with Built-in Cabinets and Built-in Speakers
- Lower Level with High Ceilings (underpinned in 2010)
- 3-piece Renovated Bathroom off Recreation Room
- Storage/Laundry Room/Mechanical Room Combined. Ideal for Storage
- Property with mix of Forced Air/Electric Baseboard Heat

Exterior

- 25 x 122 Foot Lot
- Private Driveway with 2 Car Parking
- Home Constructed in Brick and Durable HandyBoard
- Covered Front Porch
- Side Door to Family Room
- Professionally Landscaped Front and Backyard (Deborah Rankin)
- Landscape Lighting
- Stone Backyard Patio and Walkway
- Rear Garden Shed

Neighbourhood

- Prime Beach Location
- Walk to Silver Birch Beach and head West via the Boardwalk
- Close to Balmy Beach Park including Lawn Bowling Club and Beach Club
- Access to the Martin Goodman Trail that extends across the Toronto Waterfront
- Marina access at Woodbine Beach or Bluffs
- Street Car Access at the Vic Park/Queen East Loop
- Go Transit Access at Danforth Station (Main & Gerrard)
- Shopping & Restaurants on Kingston Road and Queen Street East
- Courcelette Public School (3 min walk) and Malvern Collegiate Institute

Inclusions

- Samsung Fridge
- Thermador Dishwasher
- Thermador Stove/Oven
- Microwave
- Miele Washer & Dryer
- TV/Built-in Speakers
- Chest Freezer
- Baker's Rack in Basement
- All Light Fixtures
- Window Coverings
- Built-ins/Closet Organizers
- Gas Fireplace