

176 Winter Gardens Trail

West Rouge



\$324,800



THE MILLS TEAM
FOR ALL YOUR REAL ESTATE NEEDS

Sue Mills* Alex Mills** Katie Mills*
Sarah O'Neill* Jill Fewster-Yan*



Prudential

Sadie Moranis
Realty, Brokerage

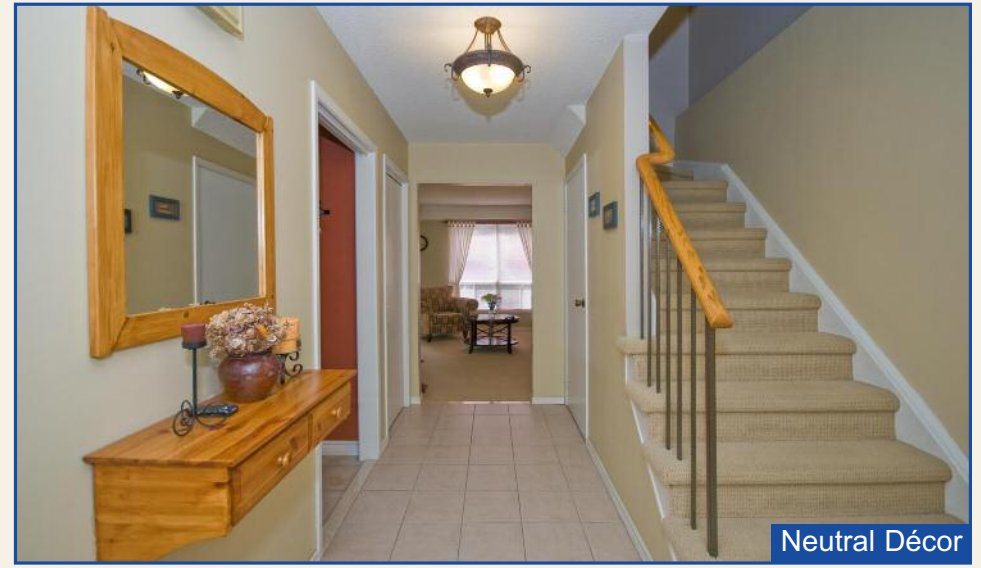
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*Sales Representative **Broker



Living Room



Neutral Décor



Dining Room Area



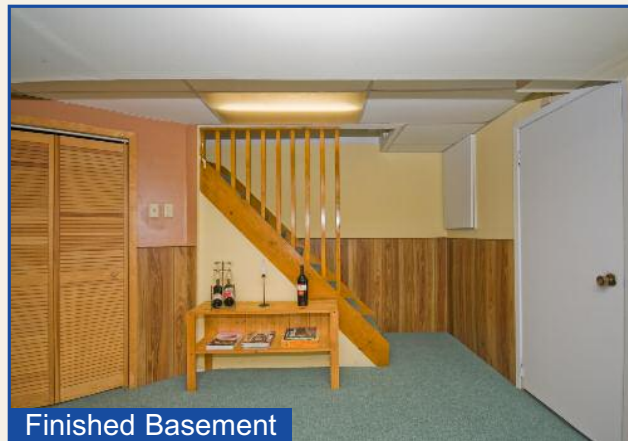
Galley Kitchen



Eat-in Area



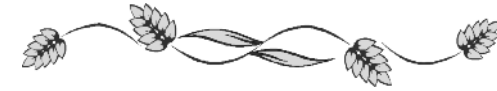
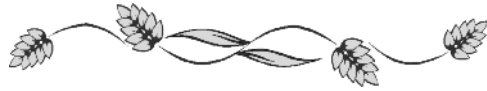
Master Bedroom



Finished Basement



Recreation Room with 3pc Bath



WELCOME TO 176 WINTER GARDENS TRAIL

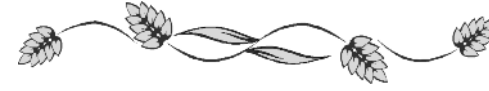
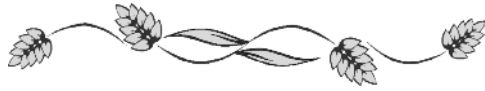
MAIN LEVEL

- Foyer** ~ Closet, ceramic tile floor
- Powder Room 2pc** ~ Window, ceramic tile floor
- Living Room** ~ Open to dining room
14'3" x 10'9" ~ Window, broadloom
- Dining Room** ~ Sliding door walk-out to deck
9' x 8'5" ~ Walk-through to kitchen
~ Broadloom
- Kitchen** ~ Kenmore refrigerator, McClarey stove
8'6" x 8'5" ~ Double stainless steel sink
~ Ceramic tile backsplash
~ Window, vinyl floor
- Breakfast Area** ~ Open to kitchen
10'5" x 8'8" ~ Window, vinyl floor

UPPER LEVEL

- Master Bedroom** ~ Double closet
12'7" x 10'4" ~ Two windows, broadloom
- Bedroom 2** ~ Closet, window
12' x 10'2" ~ Halogen light fixture, broadloom
- Bedroom 3** ~ Closet, window
11'3" x 9'2" ~ Broadloom
- Bathroom 4pc** ~ Tub/shower with glass and mirror sliding door
~ Window, tile floor
- LOWER LEVEL**
- Recreation Room** ~ Dry bar with beadboard panelling
26'4" x 12' ~ Above ground windows
~ Wainscotting, broadloom
- Laundry/Utility** ~ Beaumark washer and dryer, laundry sink
12' x 6'6" ~ Above ground windows
- Bathroom 3pc** ~ Shower, tile floor





WEST ROUGE COMMUNITY HIGHLIGHTS

SHOPPING

Ravine Park Plaza Dominion, Shopper's Drug Mart, TD Bank, Video 99, Port Union Bakery, hair dresser

Centennial Plaza LCBO, Beer Store, bank, Bulk & Bits, Pizza Pizza, Mr. Beans coffee, dry cleaning, drug store, restaurant, jewelry store, Markville video, Children's play centre

Abbey Lane Plaza Shoppers Drug Mart, Canadian Tire, RBC, Envoy, Medical & Dental clinics, restaurants & more

Hasty Market Plaza

Rogers Video, Emerald Cleaners, Lamanna's Bakery, Pet Value, Dan McTeague (Minister of Parliament)

Scarborough Town Centre Variety of shops and services including movie theatres, Bay, Sears, Walmart, & Old Navy

Pickering Town Centre Variety of shops and services including movie theatres, Bay, Sears, Zellers

Also Nearby: Tim Horton's, Staples, Home Depot, Lee Valley, Home Outfitters, Black Dog Pub, Fratelli's Italian Restaurant

HEALTHCARE

Rouge Valley Health System, Centenary Site

Scarborough General Hospital

Medical and Dental Walk-in Clinics in local plazas

MOVIE THEATRES

Morningside Movie Theatres (Cineplex-Odeon)

Scarborough Town Centre (Famous Players)

Pickering Town Centre (Famous Players)

PARKS & ATTRACTIONS

Adams Park soccer and baseball fields, kids playground, wading pool, paved pathways, picnic and BBQ areas and tobogganing hills

Rouge Beach Park "duck pond", beach, fishing, boating, walking & bike paths

Metro Toronto's Waterfront Trail many access points South of Lawrence

Glen Rouge Park camping, hiking and fishing

Highland Creek Nature Trails

Charlottetown Park tennis courts, children's playground, toboggan hill and skateboard park

Metro Toronto Zoo

Rouge Hill Bowling

RECREATION

West Rouge Community Centre tennis, soccer, playground, dance hall, meeting rooms

Port Union Community Centre Fitness centre, dance, Public Library, Skateboard park, meeting rooms

West Rouge (WR) Sports Clubs WR Soccer Club, WR Baseball, WR Hockey League, WR Tennis Club and WR Canoe Club

West Rouge Community Association

Centennial Community Recreation Association

Adams Park Activities



Canoe or Fish on Rouge River



Port Union Village Common



Waterfront Trail - Rouge Beach



**WELCOME TO
WEST ROUGE**

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Port Union Recreation Centre



Rouge Hills GO Train



Highland Creek Nature Trail



West Rouge Community Centre



COMMUNITY SCHOOLS

Toronto District School Board 416-397-3000
www.tdsb.on.ca

JK - 6 Wm. G. Davis Junior Public School 416-396-6650
128 East Avenue
7 - 8 Joseph Howe Senior Public School 416-396-6405
20 Winter Gardens Trail
9 - 12 Sir Oliver Mowat Collegiate Institute 416-396-6802
5400 Lawrence Avenue East
9 - 12 Sir Robert L. Borden Business & Technical Institute 416-396-6810
200 Poplar Road
9 - 12 Maplewood High School 416-396-6765
120 Galloway Road

French Immersion

SK - 6 Wm. G. Miller Jr. Public School 416-396-6655
60 Bennett Road
7 - 8 Joseph Brant Senior Public School 416-396-6400
270 Manse Road
9 - 12 Cedarbrae Collegiate 416-396-4400
550 Markham Road

Toronto Catholic District School Board 416-222-8282
www.tcdsb.on.ca

JK - 8 St. Brendan Catholic School 416-393-5359
186 Centennial Road
9 - 12 Pope John Paul II Catholic Secondary School 416-393-5531
685 Military Trail

Post Secondary

Centennial College 416-289-5000
941 Progress Avenue
University of Toronto - Scarborough 416-287-8872
1265 Military Trail

ADDITIONAL INFORMATION

Taxes: \$2,414.79 (2008)

Lot Size: 31.33 ft front x 109.38 ft depth

Legal Description: Lot 118 Plan M2046

Parking: 2 car parking in private driveway

Possession: 30 - 90 days/TBA

Heating/Cooling Systems: Forced Air Gas Furnace
Central Air Conditioning

Utility Costs:

Electricity: \$74 – average monthly cost in 2007

Gas: \$96 – average monthly cost in 2007

Included: Stove, washer, dryer, all electric light fixtures,
all blinds, garage door opener and remote

Negotiable: Refrigerator, wall-to-wall display unit in
dining room

Excluded: Curtains from master bedroom and living room

RECENT IMPROVEMENTS

New garage door - 2008

New roof – 2005

New broadloom in family room, stairs and upper hallway - 2005

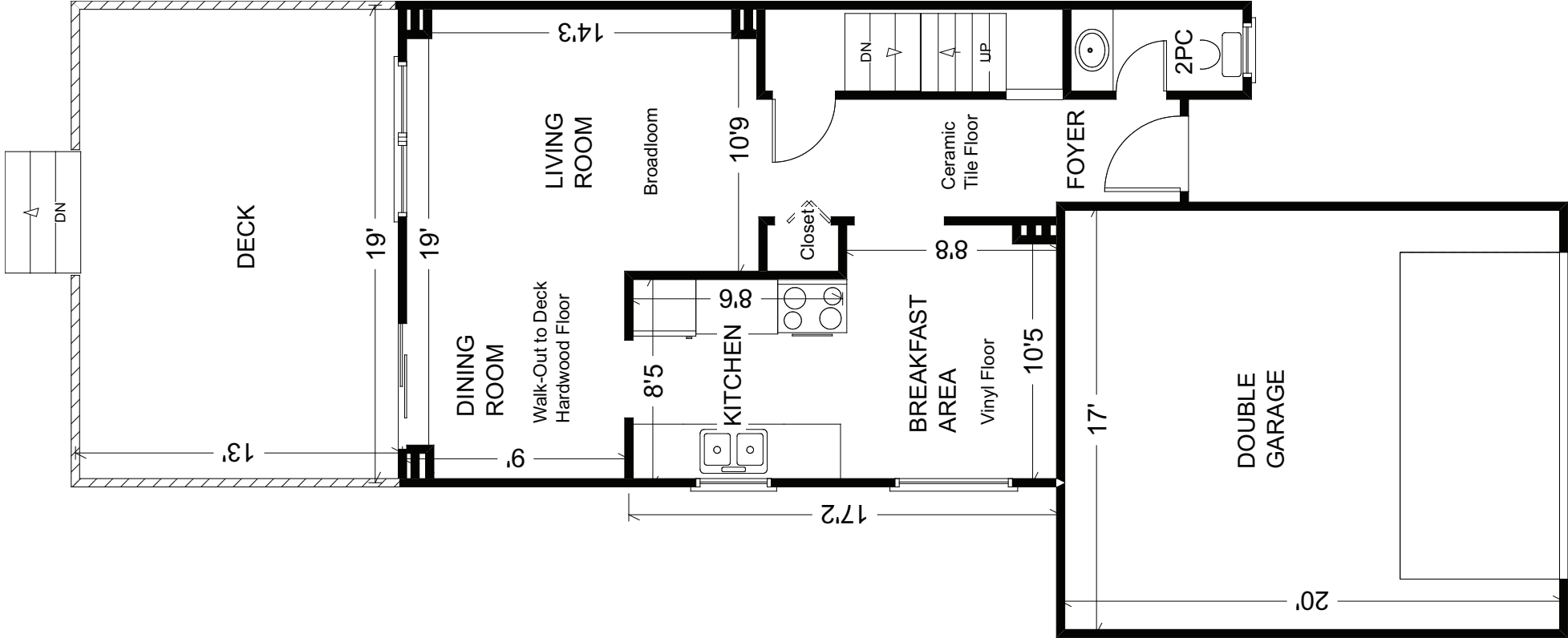
Ceramic tile in hallway and powder room - 2003

Newer windows on 2nd floor – 2002

E&OE

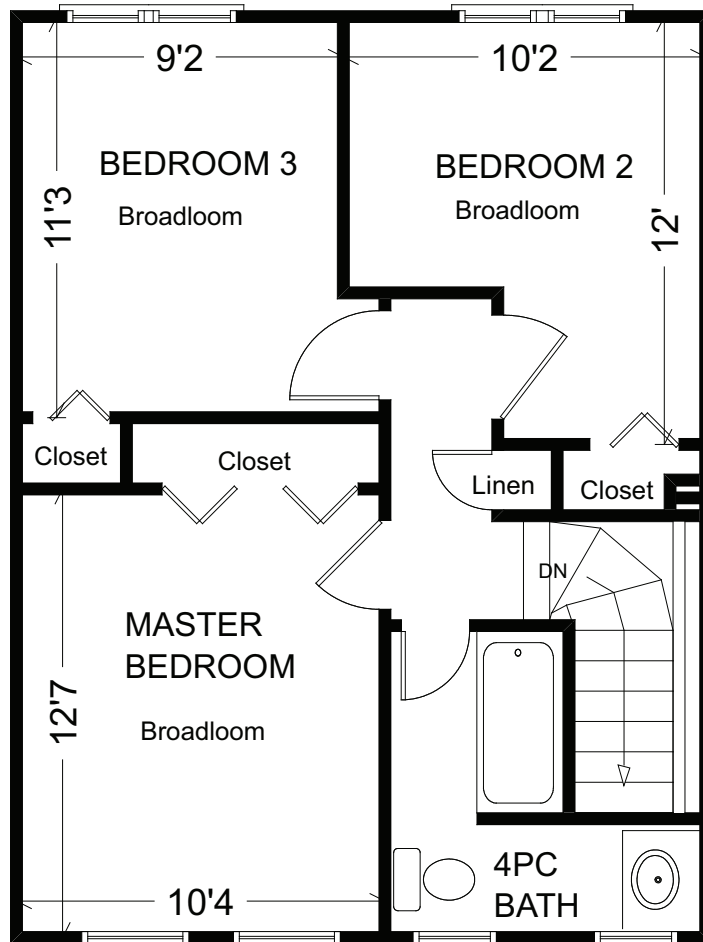
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Main Level

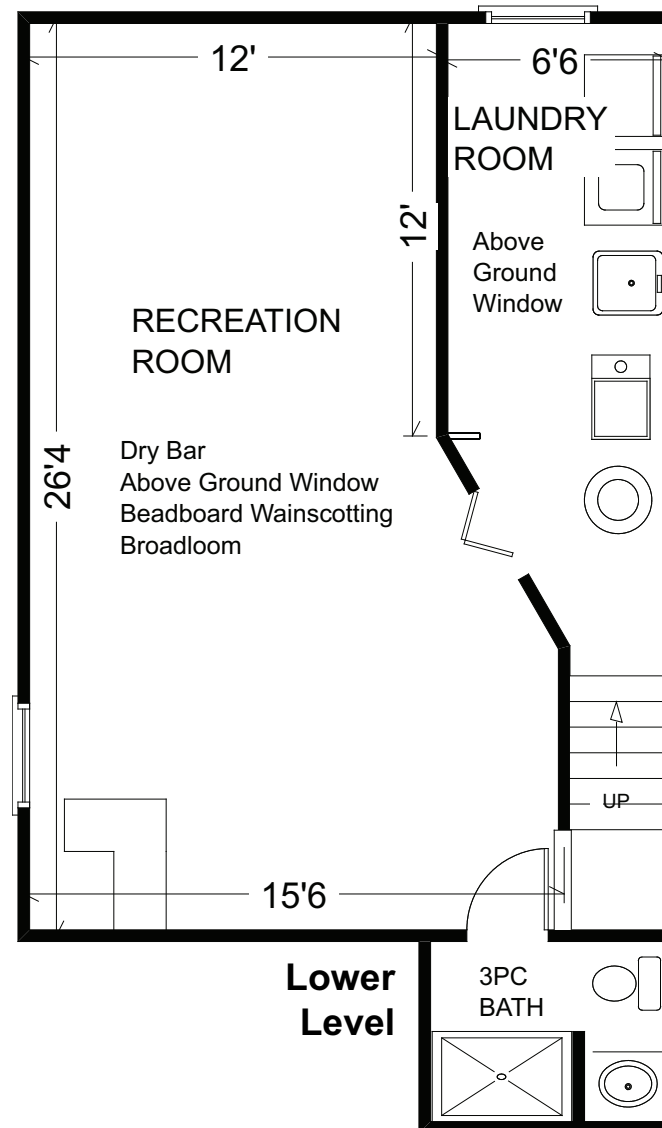


Measurements may not be 100% accurate.
Floor plans are provided for convenience and are to be used as a guideline only.

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Upper Level



Lower Level

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