

31 Woodgrove Drive

West Hill



\$284,800



THE MILLS TEAM
FOR ALL YOUR REAL ESTATE NEEDS

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Prudential

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Living Room with Gleaming Hardwood Floors



Spacious Dining Room



New Appliances in Kitchen



Neutral Décor



Master Bedroom with Walk-out



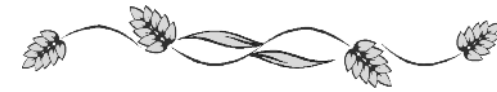
Recreation Room with Fireplace



Lower Level Kitchen



Elevated Rear Deck



WELCOME TO 31 WOODGROVE DRIVE

MAIN LEVEL

- Foyer** ~ Cedar front door with ribbed glass side window
~ Closet, open to living room
- Living Room** ~ Open to dining room
17'8" x 10'8"
~ Triple window, refinished hardwood floor
- Dining Room** ~ Open to living room, walk-through to kitchen
9'7" x 9'7"
~ Triple window, refinished hardwood floor
- Kitchen** ~ Kenmore refrigerator, stove and dishwasher
13'6" x 9'7"
~ Stainless steel sink with bay window above
~ Breakfast area
- Master Bedroom** ~ Sliding door walk-out to rear deck
13'2" x 10'10"
~ Double closet with sliding doors
refinished hardwood floor
- Bedroom 2** ~ Sliding door walk-out to rear deck
10'10" x 10'2"
~ Closet, refinished hardwood floor
- Bedroom 3** ~ Closet, double window
11' x 9'7"
~ Refinished hardwood floor
- Bathroom 4pc** ~ Window
- Hallway** ~ Linen closet, hardwood floor
~ Staircase to separate side entry and lower level

LOWER LEVEL

- Recreation Room** ~ Wood burning stone fireplace
19' x 12'4"
~ Large above ground windows
~ Pot lights, broadloom
- Kitchenette** ~ Open concept, built-in cabinetry
13'10" x 13'5"
Irregular
~ Stove, stainless steel sink
~ Above ground window
~ Deep storage closet with hookup for
2nd laundry room
- Games Room** ~ Sliding door walk-out to backyard
20'6" x 14'
~ Double closet, above ground windows
~ Pot lights, broadloom
- Bathroom 4pc** ~ Oak lower cabinetry
- Laundry/
Utility Room** ~ Maytag washer and dryer
~ Above ground window
~ Forced air gas furnace, hot water tank (rental)



WEST HILL COMMUNITY HIGHLIGHTS

RECREATION AND PARKS

Heron Park Community Centre: (Lawrence Ave. and Manse Rd.) This Multi-purpose recreational centre is home to a two pad ice arena, swimming pool, wading pool, playground and baseball diamond.

Waterfront Trail: access to Waterfront Trail through walking paths and bike trails at south end of Bennett and Beechgrove.

East Point Park: top notch baseball complex overlooking Lake Ontario with washrooms, snack bar and bike trails.

Port Union Community Centre: Fitness centre, skateboard park, tennis, soccer, playground, dance hall, meeting rooms.

Colonel Danforth Park: Deep-ravine valley popular with cyclists, walkers and joggers, hiking trails through Stevenson Swamp to Lake Ontario.

Cedar Ridge Community and Creative Centre: (Scarborough Golf Club and Lawrence Ave.) This mansion was purchased by the City and is now operated as a Cultural Art Centre which provides art classes for all ages in pottery, water color painting, folk art, weaving and much more. All classes are offered in the fall, winter and spring. During the summer months they operate a summer day camp from 9am – 4 pm with art activities. Gallery Exhibits are also held every 2 weeks and are open to the public.

Highland Creek Park: (Lawrence Ave. and Overture Rd.) The many bicycle paths can be accessed by travelling south on Overture to Templeton Court. These paths will take you for miles through Morningside Park, into Colonel Danforth and finishing off at the new West Rouge Waterfront Trail.

Morningside Park: (Morningside and Ellesmere Rd.) This park has Picnic facilities with walking, hiking, and cycling trails.

Toronto Public Library: (Lawrence Ave. and Homestead Rd.) A new library with a variety of programs for everyone.

LOCAL SHOPS AND CONVENIENCES:

Highland Farms Plaza: (Bennett Rd and Lawrence Ave) Highland Farms, Global Pet Food, Hair Salon, The Medicine Shoppe Pharmacy

Morningside Crossings: (Kingston Rd and Morningside Ave.) This newly created outdoor mall is home to Shopper's Drug Mart, CIBC, TD Canada Trust, Second Cup, Bank of Nova Scotia, Pizza Pizza and Medical Offices.

Neighbourhood Shops: (Morningside Ave. and Lawrence Ave.) No Frills, Tim Horton's, McDonald's, Dollarama, Good Year Tires, Coin Laundry, Convenience Store, M & M's Meat Shops and Pizza Pizza.

401 and Morningside: Walmart, Reitmans, LCBO, Home Depot, Lee Valley, Sobeys, Staples, Dollarama, and Sleep Country.

Cedarbrae Mall: (Markham Rd. & Lawrence Ave.) Canadian Tire, Zellers, Toys-R-Us, Loblaws, LCBO, Bally's Fitness and a wide variety of shops and services.

Scarborough Town Centre: (McCowan Rd and 401) Variety of shops and services including movie theatres, The Bay, Sears, Walmart, Old Navy, Sport Chek, Shoppers, Stitch It, Aldo's and HMV just to name a few!

HEALTH CARE:

Centenary Hospital, part of the Rouge Valley Health System

TRANSPORTATION

Public: Easy access to bus service along Lawrence Avenue, Morningside Avenue and Kingston Road.

By Car: Minutes to the 401 with East and Westbound ramps on Morningside Avenue, as well as a 20-30 minute route to Downtown Toronto via Kingston Road.

ATTRACTIONS

Metro Toronto Zoo, Rogers Centre, Air Canada Centre

MOVIE THEATRES:

Morningside Movie Theatres (Cineplex-Odeon)
Scarborough Town Centre (Famous Players)

COMMUNITY SCHOOLS

Toronto District School Board	416-397-3000
www.tdsb.on.ca	
JK-6 William G. Miller	416-396-6665
60 Bennett Road	
7-8 Joseph Brant Sr. P.S.	416-396-6400
270 Manse Road	
9-12 Sir Oliver Mowat C.I.	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 William G. Miller	416-396-6665
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

www.tcdsb.on.ca	416-222-8282
JK – 8 St. Malachy C.S.	416-393-5366
80 Bennett Road	
9 – 12 Pope John Paul II Catholic Secondary School	416-393-5531
685 Military Trail	

Post Secondary

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

ADDITIONAL INFORMATION

Property Taxes:	\$2,234.45 (Annual in 2007)
Lot Size:	41.75 feet x 153.54 feet (Per MPAC – No Survey)
Legal Description:	Lot 55 Plan 5441
Note:	Easement at rear of property for Bell Telephone Company for normal installation and servicing.
Parking:	2 car parking in driveway
Possession:	30-90 day/TBA
Heating:	Forced air gas furnace & central air conditioning
Utility Costs	
Electrical Costs:	Approx \$80.00/month (2007)
Water Costs:	Approx \$138.00/month (2007)
Inclusions:	Kenmore stove('08), Kenmore built-in dishwasher('08), Kenmore refrigerator, Maytag washer/dryer, basement stove, oversized garden shed, all electric light fixtures and window coverings.
Rental Equipment:	Hot water tank
Most Recent Improvements:	<ul style="list-style-type: none">• New roof shingles - 2008• New 24' x 12' rear deck – 2008• New Kenmore built-in dishwasher and stove – 2008• Freshly painted & hardwood floors refinished - 2008• Central air conditioning - 2006

A Home Inspection Report dated August 11th, 2008 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

E&OE

31 Woodgrove Drive

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

