

32 Shea Court

West Rouge



\$349,800



THE MILLS TEAM
FOR ALL YOUR REAL ESTATE NEEDS

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Prudential

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Living Room Overlooking Court



Side Entrance



Dining Room with Walk-out to Deck



Bright Eat-in Kitchen



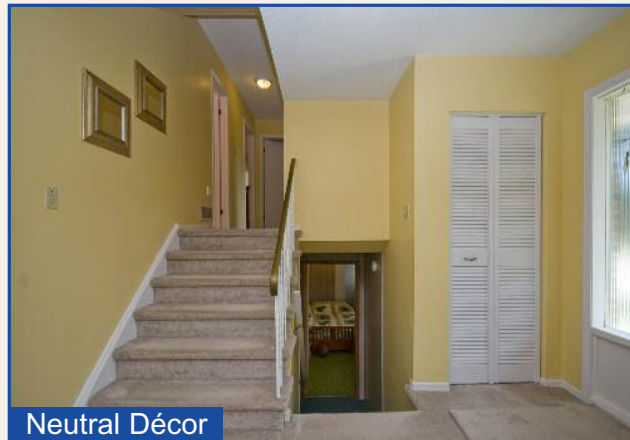
Walk-out to Side Yard



Master Bedroom



Bedroom 2



Neutral Décor



Recreation Room



WELCOME TO 32 SHEA COURT

MAIN LEVEL

- Foyer** ~ Closet, broadloom over hardwood floor
- Living Room** ~ Open to dining room
18'2" x 11'3" ~ Bay window, broadloom over hardwood floor
- Dining Room** ~ Open to living room, window
10'7" x 10'1" ~ Sliding door walk-out to deck
~ Walk-through to kitchen
~ Broadloom over hardwood floor
- Kitchen** ~ LG side-by-side refrigerator (2005), Kenmore stove,
15'10" x 10' Moffat dishwasher (2008), hood exhaust, double
stainless steel sink with window above
~ Open to breakfast area, vinyl floor
- Breakfast Area** ~ Open to kitchen
Combined with ~ Walk-out to side yard
Kitchen ~ Pantry closet, vinyl floor

UPPER LEVEL

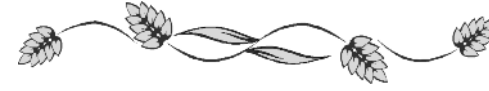
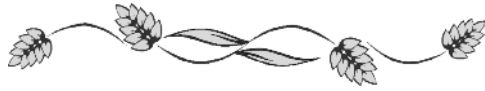
- Master Bedroom** ~ Two closets, window
13'10" x 12' ~ Ceiling fan/fixture, hardwood floor
3pc Ensuite ~ Soaker tub/shower and sink off master bedroom
~ Vinyl floor
- 2pc Bath** ~ Vanity and toilet off hallway, vinyl floor
- Bedroom 2** ~ Closet with shelving
13' x 9'10" ~ Window, hardwood floor
- Bedroom 3** ~ Closet with shelving
9'4" x 9'2" ~ Window, hardwood floor

LOWER LEVEL

- Office/Bedroom 4** ~ Double closet with sliding doors
18'7" x 8' ~ Panelled walls, above ground windows
~ Broadloom
- Side Entry** ~ Walk-out to driveway and garage
~ Broadloom
- BASEMENT**
- Recreation Room** ~ Above ground windows
22' x 12' ~ Laminate wood floor
- Laundry/
Utility Room** ~ Kenmore washer and dryer
13'9" x 11' ~ Double laundry sink, window
- Storage/Workshop** ~ Work bench
11'9" x 7' ~ Built-in shelving

\$20,000 IN RECENT IMPROVEMENTS

- 2008** New roof
Bathroom upgrade
Kitchen countertop
Interior painting
- 2006** Deck and pergola
- 2005** New bay window and sliding patio door
Basement finished



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 Charlottetown Junior Public School 416-396-6135
85 Charlottetown Blvd.
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: \$2,493.53 (2008)

Lot Size: 55 feet x 105 feet (Per MPAC – No Survey)

Legal Description: Plan 8658 LOT 139

Parking: 2 car parking in private driveway
Single car garage

Possession: 30-90 day/TBA

Heating: Forced air gas furnace & central air conditioning

Utility Costs

Electrical Costs: Approx \$72/month (2007)

Gas Costs: Approx \$166 /month (2007)

Inclusions: Kenmore stove, built-in Moffat dishwasher (2008), LG side-by-side refrigerator (2005), Kenmore washer/dryer, built-in shelving, all electric light fixtures (except where excluded below), and window coverings (except where excluded below), garage door opener and remote, central vacuum and equipment, and garden shed.

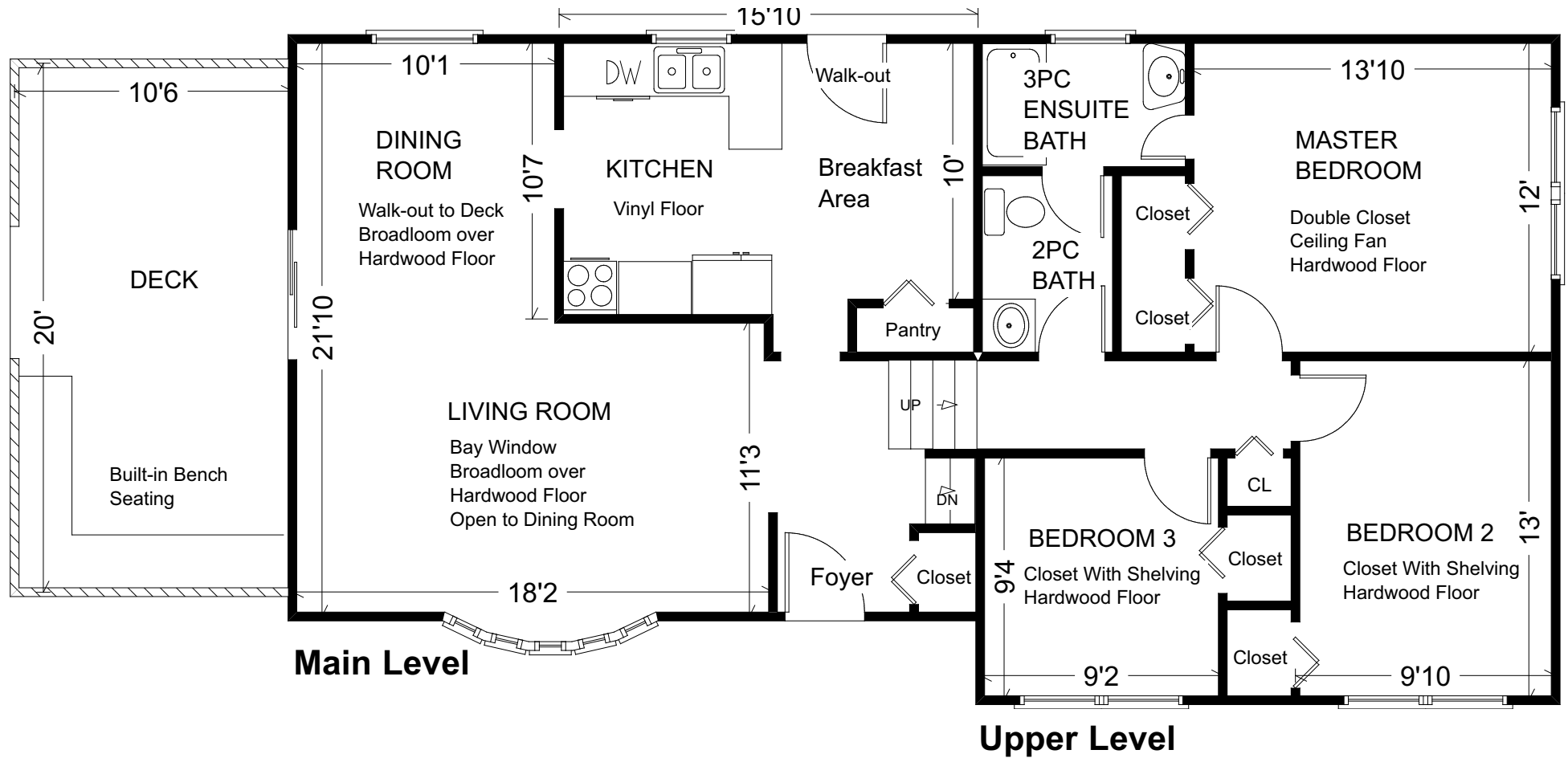
Exclusions: Living and dining room draperies and curtain rods, Dining room sheers, Dining room chandelier, barbeque and 2 satellite dishes.

Rental Equipment: Hot water tank

A Home Inspection Report dated July 30, 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.

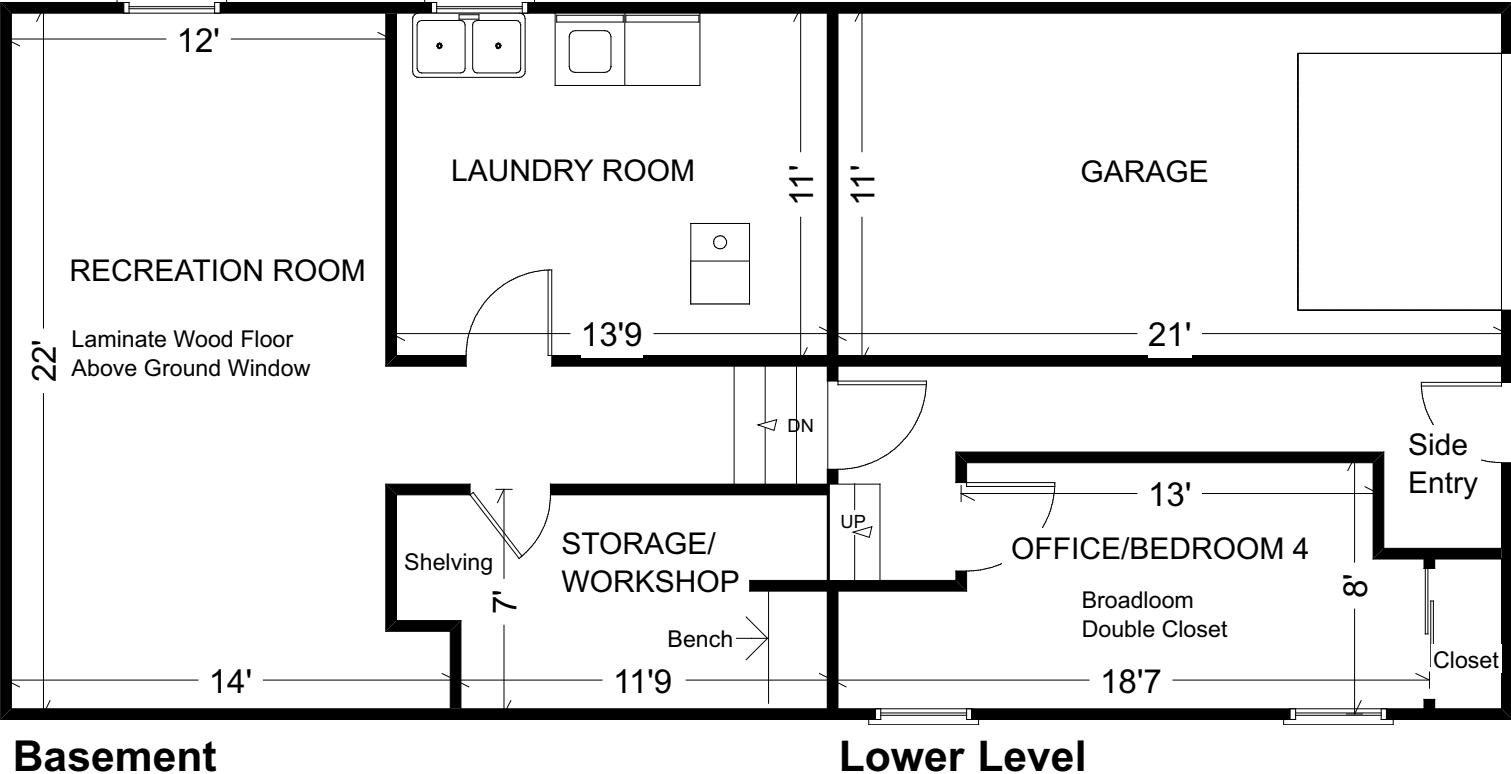
E&OE

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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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