

474 East Avenue

Unique Home Ownership Opportunity in West Rouge

www.474east.com



\$399,800



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



Spacious Living Room



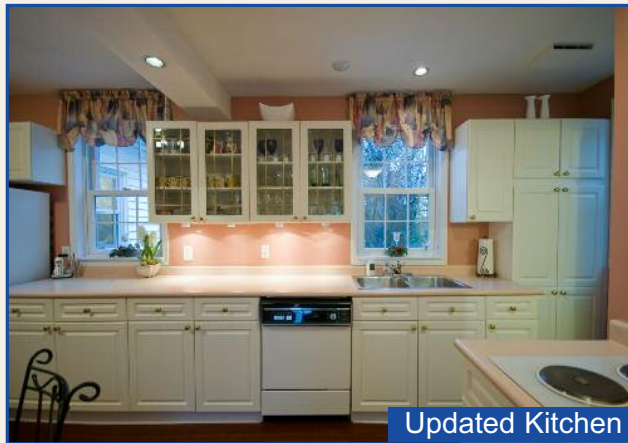
Separate Entry



Dining Room



Front Hallway



Updated Kitchen



Eat-in Area



Master Bedroom



Upper Bedroom/Office



Family Room on Lower Level



WELCOME TO 474 EAST AVENUE

MAIN LEVEL

- Foyer** ~ Closet, two ceiling medallions
~ Engineered hardwood floor
- Powder Room 2pc** ~ Pedestal sink, window, ceramic tile floor
- Living Room** ~ Double French door entry with bevelled glass
21' x 15' ~ Gas stone fireplace
~ Built-in bookshelves, picture window
~ Engineered hardwood floor
- Dining Room** ~ Separate, bay window
12' x 11'9" ~ Ceiling medallion, engineered hardwood floor
- Eat-in Kitchen** ~ Frigidaire refrigerator, Inglis cooktop, Hotpoint
14'5" x 12' built-in wall oven and dishwasher, double
stainless steel sink with window above
~ Staircase to rear entry and lower level
~ Pot lights, engineered hardwood floor
- Master Bedroom** ~ Closet, two windows
11'9" x 9' ~ Engineered hardwood floor
- Bathroom 4pc** ~ Whirlpool bath, window
~ Heated ceramic tile floor

UPPER LEVEL

- Bedroom 2/Den** ~ Angled ceiling, two windows
21'5" x 10'7" ~ Walk-in closet with laminate floor
~ Two storage areas at roofline

LOWER LEVEL

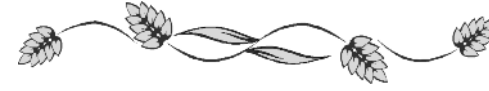
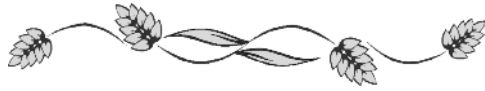
- Family Room** ~ Gas fireplace, separate entry from side yard
20'3" x 19'6" ~ Above ground windows, broadloom
- Bedroom** ~ Built-in shelves, window
11'2" x 8'4" ~ Broadloom
- Bathroom 3pc** ~ Shower, above ground window
~ Ceramic tile floor
- Laundry** ~ GE washer and dryer, laundry sink
8'8" x 7'11" ~ Above ground window, storage under staircase
~ Danby chest freezer, furnace, hot water tank

This level is completed with two storage closets in the hallway.

RECENT IMPROVEMENTS

- 2004:** 19 x 12 ft interlocking stone patio
Interlocking walkways around house
Cedar Shed
- 2005:** High Efficiency Furnace
Central Air Conditioner
- 2007:** Flat portion of roof re-shingled





WEST ROUGE COMMUNITY HIGHLIGHTS

SHOPPING

Ravine Park Plaza Metro, 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**

THE MILLS TEAM
FOR ALL YOUR REAL ESTATE NEEDS

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 West Rouge Public School 416-396-6635
401 Friendship 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

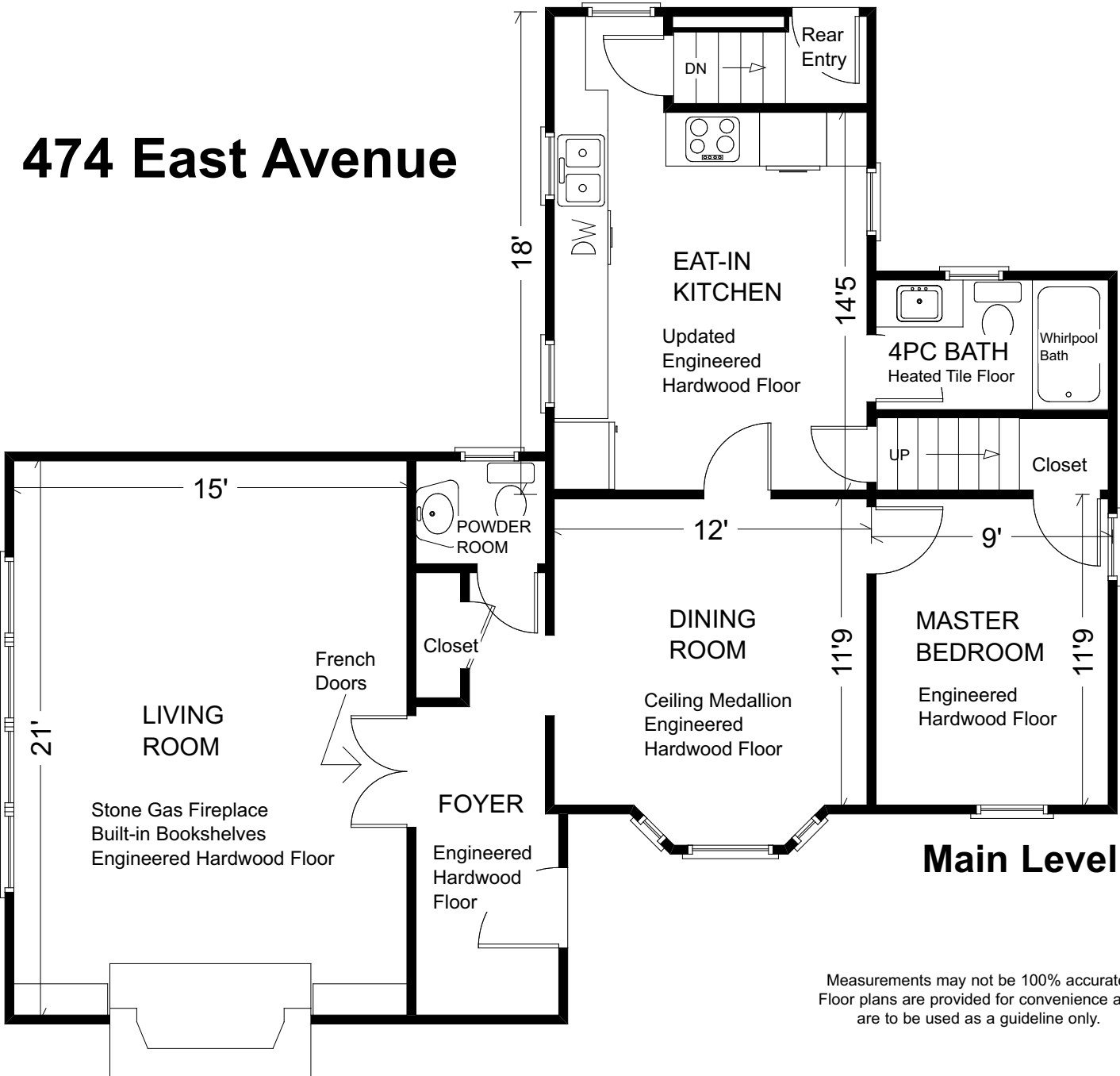
ADDITIONAL INFORMATION

Taxes: \$2,874 (2008)
Lot Size: 100 ft x 150 ft
Legal Description: Part Lot 35, Range 2 BFC, Part 1, 64R11399
Zoning: Commercial (By-laws with allowable uses available from listing agent)
Parking: 4 car parking in private driveway
Convenient "hammerhead" driveway
Possession: 30-90 days/TBA
Heating/Cooling Systems: Forced Air Gas Furnace (approx. 3 years old)
Central Air Conditioning (approx. 3 years old)
Utility Costs
Electricity: \$54 – approximate monthly cost in 2007
Gas: \$95 – approximate monthly cost in 2007
Water: \$15 – approximate monthly cost in 2007
Included: Frigidaire refrigerator, Inglis cooktop, Hotpoint built-in wall oven, dishwasher, GE washer and dryer, all electric light fixtures except dining room chandelier, all window coverings, 3 garden sheds, CAC
Excluded: Dining room chandelier, hot tub and basement freezer (to be removed by closing)

Home Inspection report dated November 3rd, 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

474 East Avenue



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

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474 East Avenue



Lower Level

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PLAN OF SURVEY OF
PART OF LOT 35, RANGE 2,
BROKEN FRONT CONCESSION
CITY OF SCARBOROUGH
MUNICIPALITY OF METROPOLITAN TORONTO
(FORMERLY IN THE TOWNSHIP OF PICKERING, COUNTY OF ONTARIO.)
Scale
1" = 20'-0"
DONALD E. ROBERTS O.L.S. • 1987

SCHEDULE			
PART	LOT	RANGE	CON. B.C.
1	PT. 35	2	B.C.
			REMARKS
			28758 (PICK.) 15,118 (REM.)

PLAN MATERIAL
DESCRIPTION
MATERIAL
0-003
GUAUGE
TO 1
INK

ISLAND ROAD

(ORIG. ALLOWANCE FOR ROAD BETWEEN RANGES 2 & 3, B.F.C.)

REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT,

DATE: March 23, 1987

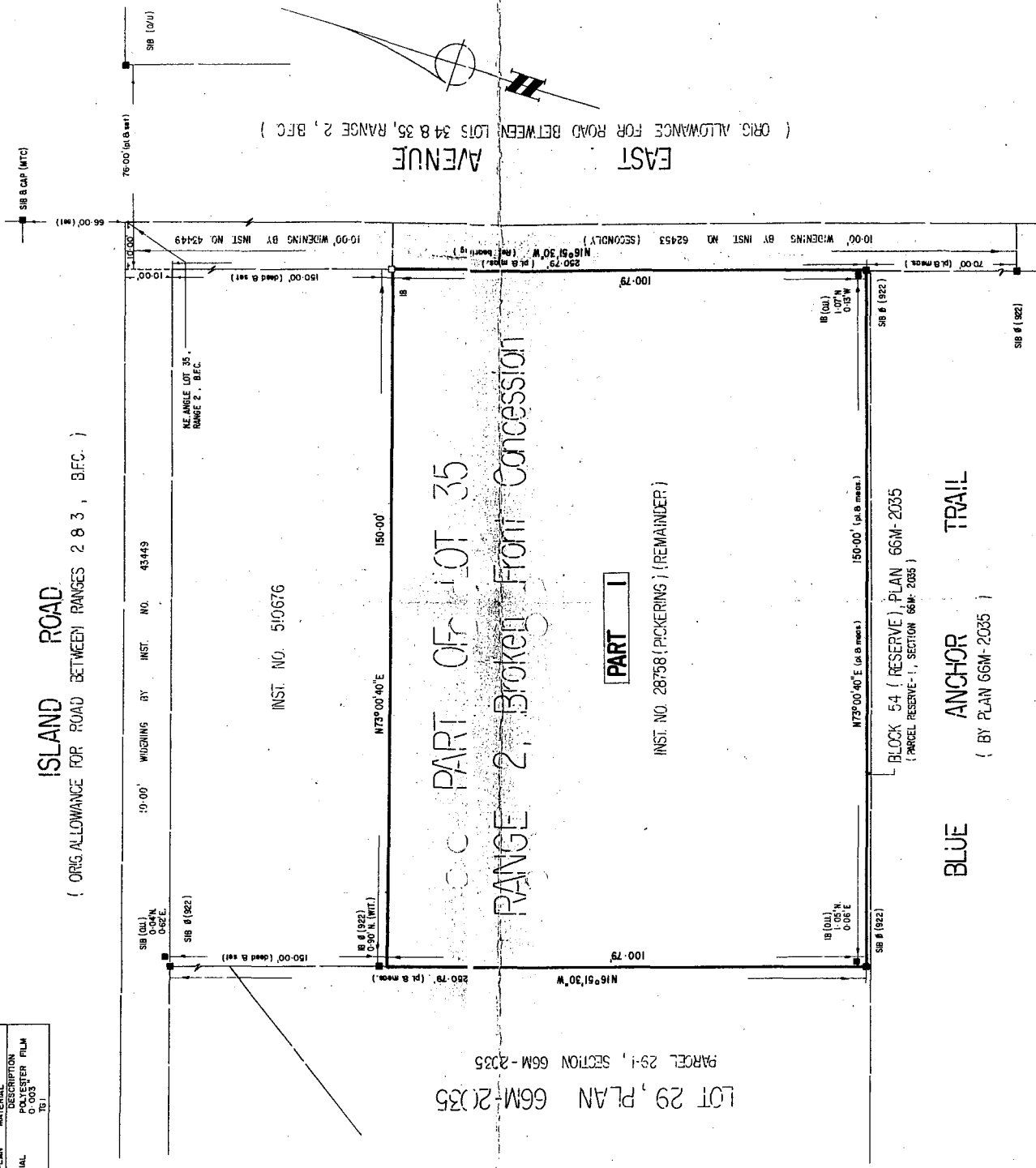
Donald E. Roberts
DONALD E. ROBERTS
ONTARIO LAND SURVEYOR

PLAN 64R - 11399

RECEIVED AND DEPOSITED -

DATE: 26 MARCH, 1987

Abdul Rahim
DEP. LAND REGISTRAR FOR THE REGISTRY
DIVISION OF TORONTO BOROUGH (IND 64)



LOT 29, PLAN 66M-2035
PARCEL 29-1, SECTION 66M-2035

PART I

INST. NO. 28758 (PICKERING) (REMAINDER)

BLOCK 54 (RESERVE) PLAN 66M-2035
(PARCEL RESERVE-1, SECTION 66M-2035)

BLUE ANCHOR TRAIL
(BY PLAN 66M-2035)

NOTE

- BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE WESTERLY LIMIT OF EAST AVE., AS SHOWN ON PL. 66M-2035, HAVING A BEARING OF N16°51'30\" W.
- DENOTES SURVEY MONUMENT SET.
- STANDARD IRON BAR FOUND
- IRON BAR
- ROUND
- ⊕ SCHAEFFER & REINTHALER O.L.S.
- (PL) PLAN 66M-2035
- (OU) ORIGIN UNKNOWN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGULATIONS MADE THEREUNDER
2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF MARCH, 1987.

DATE: MARCH 21st, 1987
Donald E. Roberts
DONALD E. ROBERTS
ONTARIO LAND SURVEYOR

CAUTION:
THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

DONALD E. ROBERTS LTD., ONTARIO LAND SURVEYOR
1719 LAWRENCE AVENUE EAST, SCARBOROUGH, ONTARIO, M1R 2K7, T55-5320

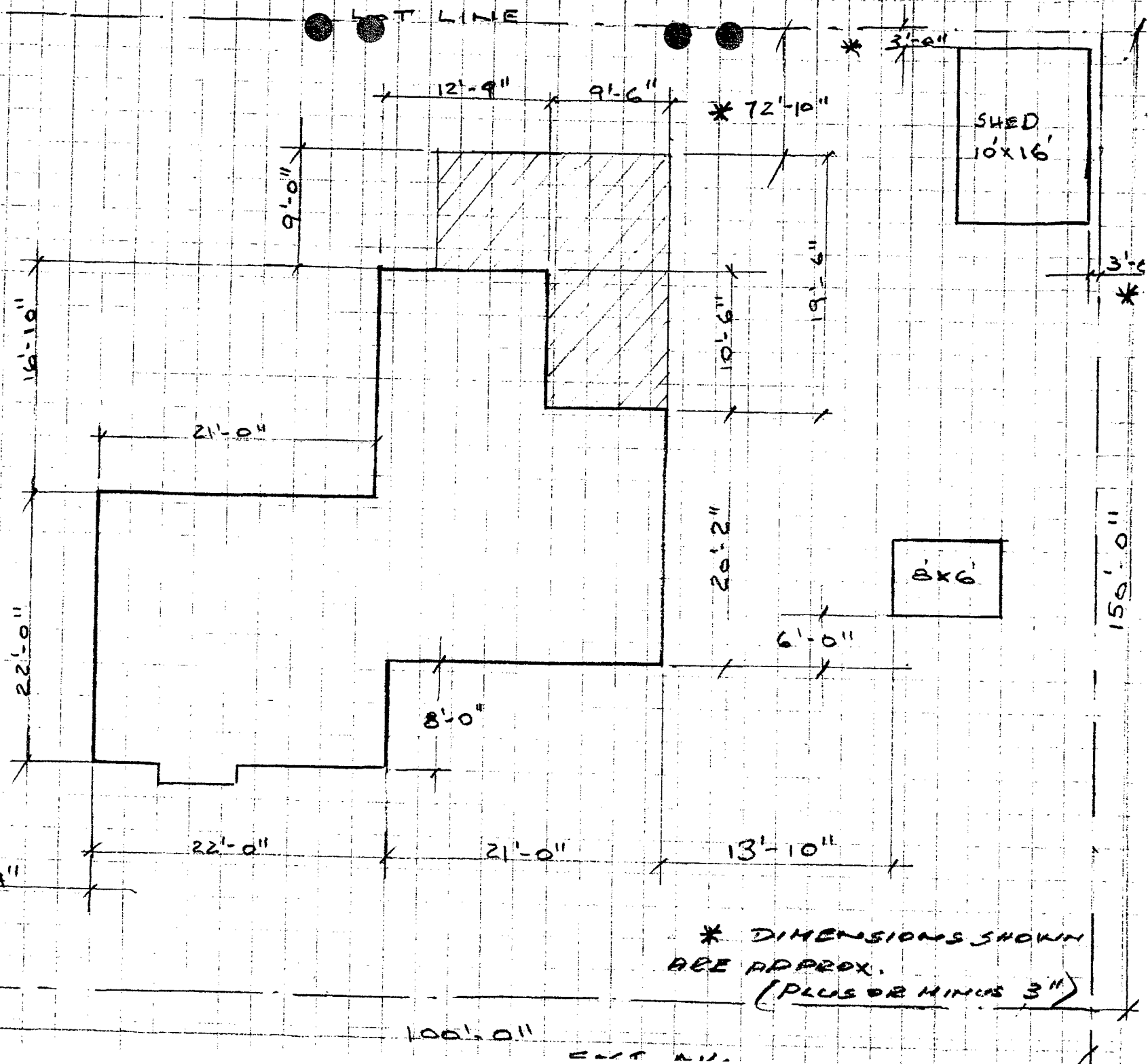
REF. NO.:
DRAWN: m.l.
CHECKED: e.s.
DATE: march 21st, 1987
STATE: ONT.

87-2214

BLUE ANCHOR

LOT LINE

LOT LINE



SHED
10'x16'

B'x6'

* DIMENSIONS SHOWN
ARE APPROX.
(PLUS OR MINUS 3")

100' 0"

150' 0"

ENTRANCE