

63 Portsmouth Drive

West Rouge



\$469,800



THE MILLS TEAM
FOR ALL YOUR REAL ESTATE NEEDS

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Prudential

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Living Room overlooking Covered Porch



Dining Room



Maple Cabinetry in Modern Kitchen



Spacious Family Room



Master Bedroom overlooking Mature Trees



Eat-in Kitchen with Walk-out to Yard



Spacious Family Room



5 piece Master Bedroom Ensuite



WELCOME TO 63 PORTSMOUTH DRIVE

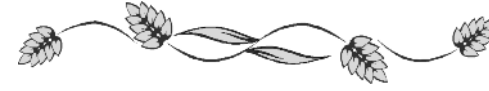
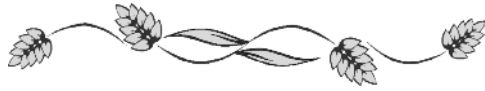
MAIN LEVEL - 9' ceiling height

- Foyer** ~ Open concept, closet, ceramic tile floor
- Living Room** ~ Open to dining room
13'5" x 11'4" ~ Triple window, hardwood floor
- Dining Room** ~ Open to living room
12' x 11'4" ~ Hardwood floor
- Kitchen** ~ Maytag refrigerator and dishwasher (2008)
11'4" x 9' ~ Magic Chef gas range with hood exhaust
~ Double porcelain sink with window overlooking private backyard
~ Maple cabinetry
~ Ceramic tile backsplash and floor
- Breakfast Area** ~ Open to kitchen
13'7" x 9' ~ Sliding door walk-out to backyard
~ Walk-in pantry closet
~ Ceramic tile floor
- Family Room** ~ Columned/arched entry with half walls
16'5" x 11'2" ~ Gas fireplace, triple window
~ Hardwood floor
- Powder Room 2pc** ~ Pedestal sink, ceramic tile floor
- Laundry Room** ~ Maytag washer and dryer, laundry sink
9' x 6'4" ~ Direct access to double garage
~ Window, vinyl floor

UPPER LEVEL

- Master Bedroom** ~ Walk-in closet, double closet
15'4" x 12'7" ~ Sitting area with multiple windows, broadloom
- Ensuite 5pc** ~ Corner soaker tub separate shower, double vanity
~ Plumbing for bidet
~ Two windows, ceramic tile floor
- Bedroom 2** ~ Vaulted ceiling, closet
12'3" x 9'9" ~ Triple window, broadloom
- Bedroom 3** ~ Closet
11'3" x 11' ~ Two windows, broadloom
- Bedroom 4** ~ Closet
11'4" x 10'3" ~ Double window, broadloom
- Bathroom 4pc** ~ Window, built-in medicine cabinet
~ Ceramic tile floor
- Hallway** ~ Recessed ceiling, broadloom
~ Walk-out to deck (8'7" x 8'7") overlooking street
- LOWER LEVEL**
33' x 33'
Irregular
- The spacious unfinished lower level awaits your own personal touch.*





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



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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: \$3,447.20 (2008)

Lot Size: 39.37 ft front x 109.91 ft depth

Legal Description: Lot 15 Plan 66M2292

Note: Municipal easement at rear of property
for drainage swale as per survey

Parking: 2 car side by side parking in private driveway

Possession: 30-90 days/TBA

Heating System: Forced Air Gas Furnace

Utility Costs

Electricity: \$68 – average monthly cost in 2007

Gas: \$141 – average monthly cost in 2007

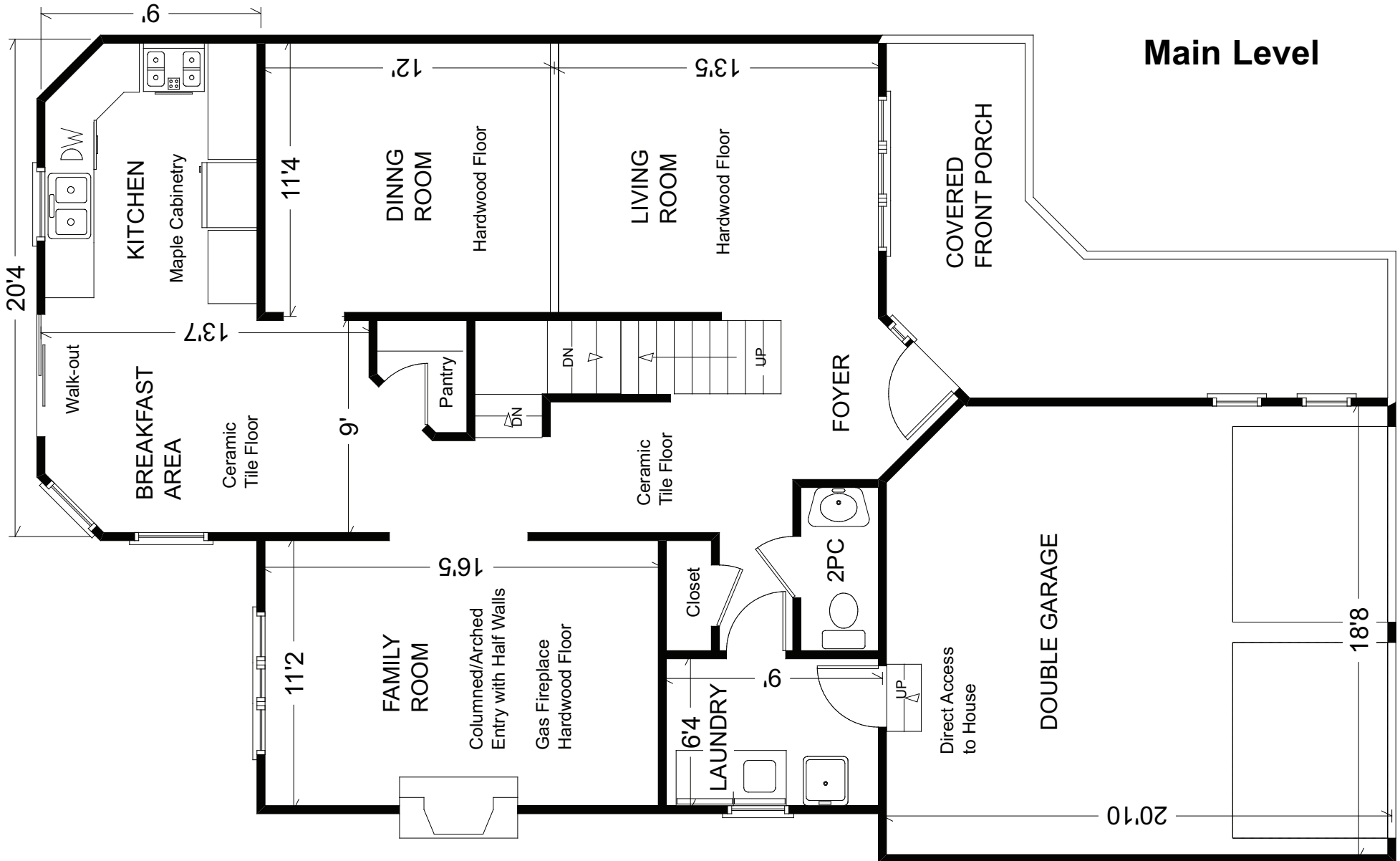
Water: \$43 – average monthly cost in 2007

Included: Maytag refrigerator, Magic Chef gas range
with hood exhaust, built-in dishwasher (08),
washer, dryer, all electric light fixtures, all
window coverings, built-in shelving, wired
security system (monitoring optional at buyer's
expense)

Modifications of Note: At time of construction, architectural
modifications were made to allow for an
extra bank of kitchen cabinets, an enlarged
eating area in kitchen, enlarged MBR ensuite
to accommodate double sink and increased
MBR closet space

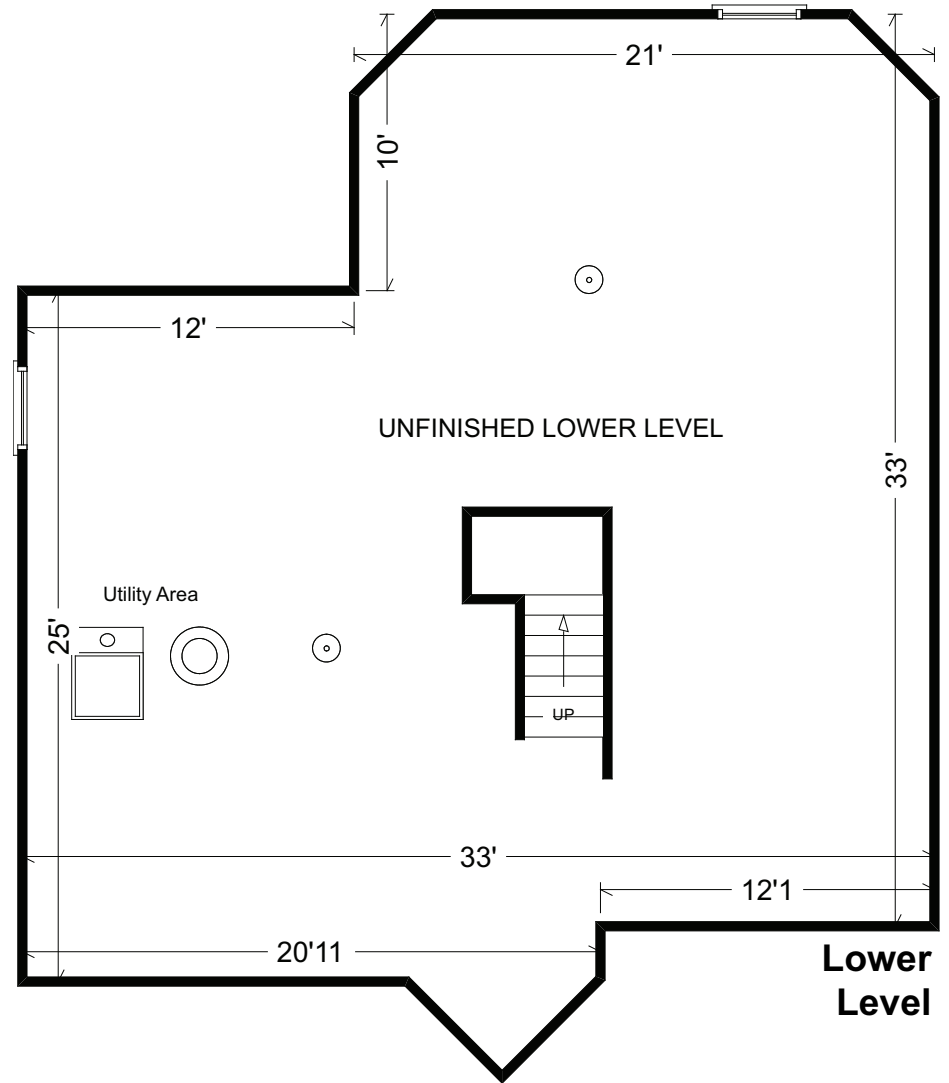
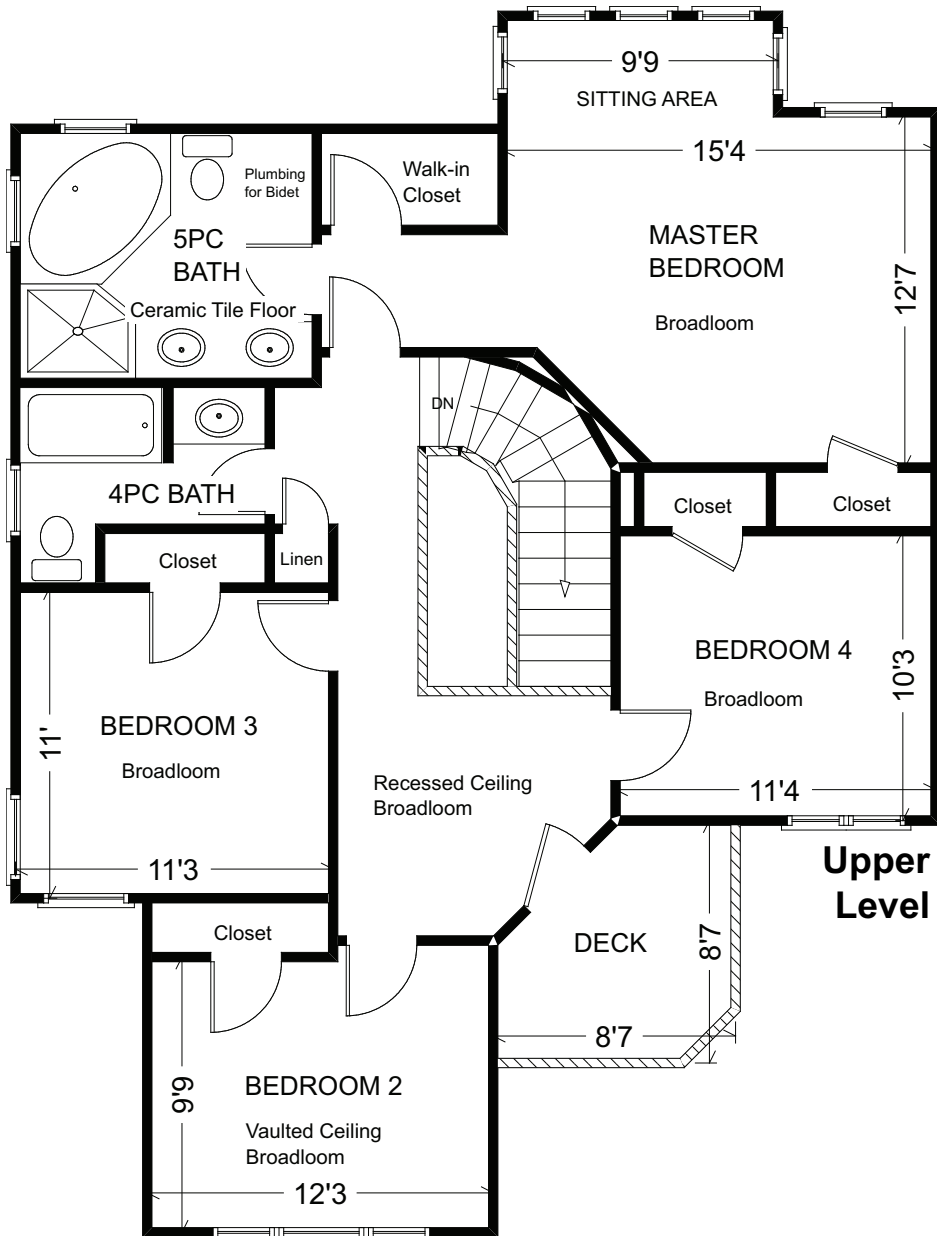
E&OE

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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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