

67 Greybeaver Trail West Rouge



\$464,800



THE MILLS TEAM
FOR ALL YOUR REAL ESTATE NEEDS

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



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



Prudential

Sadie Moranis
Realty, Brokerage

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*Sales Representative **Broker



Living Room



Front Door



Kitchen with Granite Countertop



Solarium-Style Breakfast Area



Dining Room



Family Room



Unique Open-Concept Layout



Master Bedroom



5 piece Master Bedroom Ensuite



WELCOME TO 67 GREYBEAVER TRAIL

MAIN LEVEL - 9' ceiling height

- Foyer** ~ Open, double closet with mirrored sliding doors
~ Pot lights, ceramic tile floor
- Living Room** ~ Columned entry, open to dining room
21'5" x 12' ~ Window with Hunter Douglas blinds
~ Hardwood floor
- Dining Room** ~ Overlooks living room
16'6" x 12' ~ Window with Hunter Douglas blinds
~ Walk-through to kitchen, hardwood floor
- Kitchen** ~ Stainless steel Frigidaire gas stove and refrigerator,
14'5" x 12'7" Whirlpool dishwasher, Allure hood exhaust
~ Offset stainless steel sink with window above
~ Oak cabinetry, tumbled marble backsplash,
granite countertops
~ Open to breakfast area, breakfast bar
~ Ceramic tile floor
- Breakfast Area** ~ Sliding door walk-out to large deck
11'6" x 7' ~ Multiple windows, ceramic tile floor
- Family Room** ~ Steps up from foyer
19'7" x 16'9" ~ Corner gas fireplace with marble surround
and oak mantle
~ Multiple windows with Hunter Douglas blinds
~ Laminate wood floor

MAIN LEVEL continued

- Office/Bedroom 4** ~ Window, laminate wood floor
11' x 10'2"
- Powder Room 2pc** ~ Raised stainless steel circular sink
~ Oak cabinetry, granite countertop
~ Window, ceramic tile floor
- UPPER LEVEL**
- Master Bedroom** ~ Walk-in closet with extra shelving
15'6" x 14'9" ~ Large window, halogen pot lights
~ Laminate wood floor
- Ensuite 5pc** ~ Wall-to-wall vanity with double sinks,
whirlpool bath, separate glass enclosed shower
~ Halogen pot lights, ceramic tile floor
- Bedroom 2** ~ Double closet with sliding doors
12'8" x 9' ~ Window, laminate floor
- Bedroom 3** ~ Double closet with sliding doors
10'5" x 10' ~ Window, laminate floor
- Bathroom 4pc** ~ Window, halogen pot lights, ceramic tile floor
- Hallway** ~ Linen closet, laminate wood floor

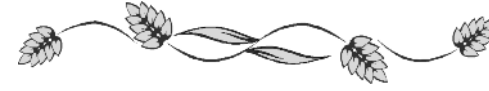
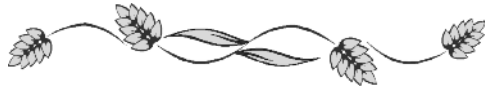
LOWER LEVEL - 9' ceiling height

**The unfinished lower level (29' x 27'8") awaits your personal needs!!
It currently offers 9' ceiling height with a roughed-in 3 piece
bathroom, a laundry area with Frigidaire front loading washer
and dryer, laundry sink, as well as a utility area.**



67 GREYBEAVER TRAIL- UPGRADE LIST FROM SELLER

TYPE OF WORK	DESCRIPTION/NAME OF PRODUCT OR CONTRACTOR	YEAR COMPLETED	\$\$ SPENT
ROOF	SLOPED ROOF IN 2004 BY CONTRACTORS OF BUILDER (BALLANTRY)+ NEW INSULATION	2004	\$6,000
DRIVEWAY	INTERLOCKED DRIVEWAY AND ADDED AMOUR ROCKS BETWEEN HOUSE BY INTERFORCE LTD.,	2007	\$14,000
LANDSCAPING	ADDED 90-PIECE PER SECTION PRIVACY FENCE, DESIGNED BY OWNER INSTALLED BY EXTERIOR DESIGNS.,	2007	\$9,000
DECKS / SHEDS	ADDED 1100 SQFT WOOD DECK BUILT BY EXTERIOR DESIGNS.,	2007	\$12,000
WINDOW COVERINGS	SILOUETTE WINDOW COVERINGS BY HUNTER DOUGLAS (3 IN FAMILY ROOM, 3 IN LIVING ROOM AND 1 IN DINING ROOM)	2004	\$6,200
WINDOW COVERINGS	ALUMINUM BLINDS INSTALLED BY HUNTER DOUGLAS IN BOTH UPPER BATHROOMS AND CHILDREN'S BEDROOMS	2004	\$3,000
WINDOW COVERINGS	WOODEN BLINDS INSTALLED BY HUNTER DOUGLAS IN MASTER BEDROOM & OFFICE	2004	\$1,500
FURNANCE	ADDED HUMIDIFIER TO FURNACE	2005	\$500
KITCHEN	ADDED CABINET & SHELVING BY OWNER TO MATCH ORIGINAL CABINETS	2000	\$500
KITCHEN	ADDED GRANITE COUNTERTOP BY GRANITE 4 U	2007	\$5,000
KITCHEN	UPGRADED TAP A " HANSGROVE" ONE PIECE WITH SPRAY TAP INSTALLED BY GRANITE 4 U	2007	\$700
KITCHEN	UPGRADED DOUBLE SINK TO A " BLANCO " SINK INSTALLED BY GRANITE 4 U	2007	\$2,000
KITCHEN	EXTENDED BREAKFAST ISLAND WITH CABINET INSTALLED BY GRANITE 4 U	2007	\$1,000
KITCHEN	INSTALLED TUMBLED MARBLE BACKSPLASH BY FRANK OF CIOT	2007	\$1,300
BATHROOM(S)	INSTALLED GRANITE COUNTER IN POWDER ROOM INSTALLED BY GRANITE 4 U	2007	\$500
BATHROOM(S)	UPGRADED SINK TO A " HANSGROVE " SINK INSTALLED BY GRANITE 4 U	2007	\$500
HARDWOOD FLOORS	INSTALLED LAMINATE IN OFFICE BY HOME DEPOT CONTRACTORS	2001	\$3,000
HARDWOOD FLOORS	INSTALLED LAMINATE IN FAMILY ROOM BY HOME DEPOT CONTRACTORS	2002	\$6,000
HARDWOOD FLOORS	INSTALLED LAMINATE ON SECOND FLOOR BY HOME DEPOT CONTRACTORS	2004	\$15,000
OTHER	POTLIGHTS INSTALLED IN BEDROOMS, UPPER HALLWAY AND BATHROOMS	2005	\$4,800
TOTAL			\$92,500



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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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 Junior 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

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: \$3595.93 (2008)

Lot Size: Front (North): 19.88 ft
East Side: 105.54 ft
Rear (South): 59.02 ft
West Side: 83.01 + 51.83 = 134.84 ft

Legal Description: Plan 319 Pt Lot 116, 117 Now RP 64R12740
Part 4 Plan 66M2192 Pt Lot 23
Now RP 66R15902 Part 3

Parking: 2 car side by side parking in private driveway

Possession: 45-90 days/TBA

Heating System: Forced Air Gas Furnace

Utility Costs

Electricity: \$120 – average monthly cost in 2007
Gas: \$134 – average monthly cost in 2007
Water: \$ 21 – average monthly cost in 2007

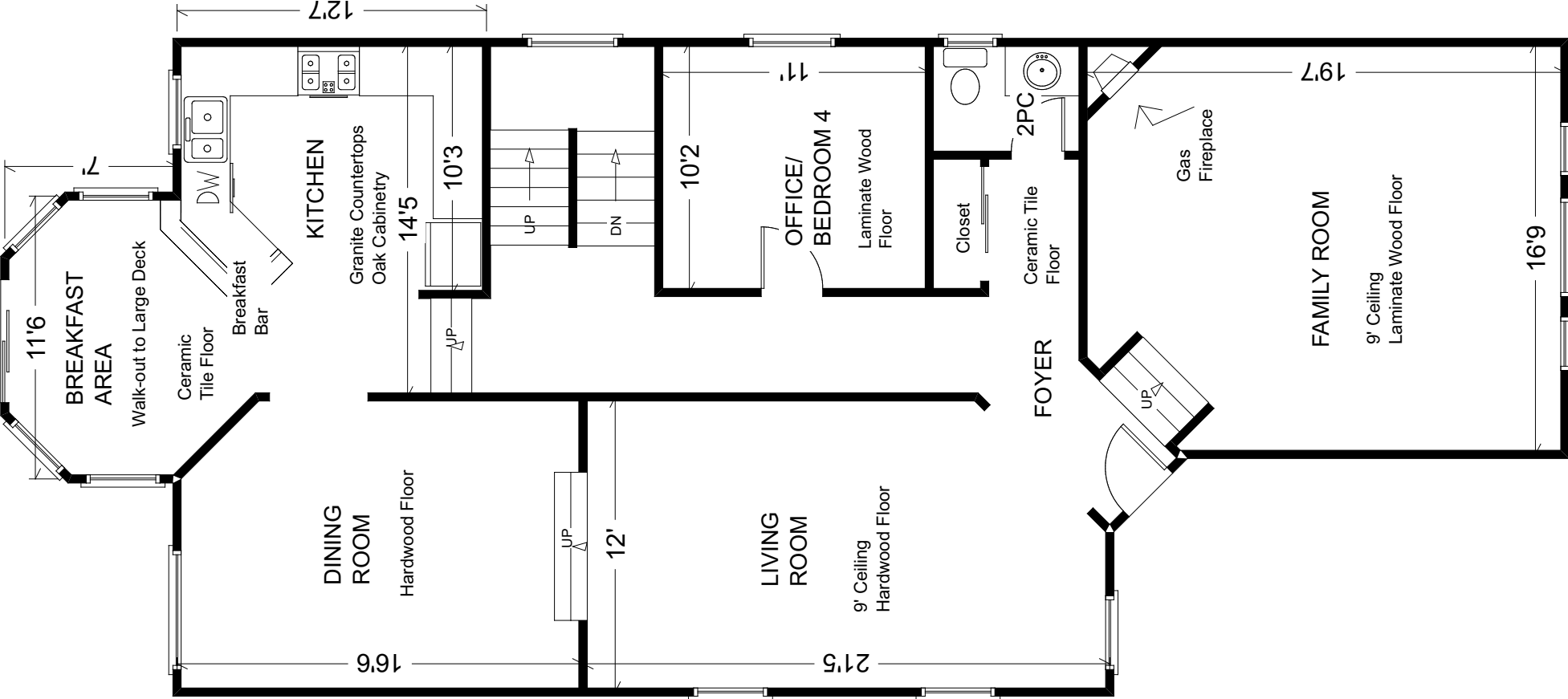
Included: Stainless steel Frigidaire refrigerator and gas stove with Allure hood exhaust, built-in dishwasher, Frigidaire front-loading washer and dryer, all electric light fixtures, all window coverings, built-in shelving, garage door opener and remote, security system (monitoring optional at buyer's expense)

Home Inspection report dated August 20th, 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

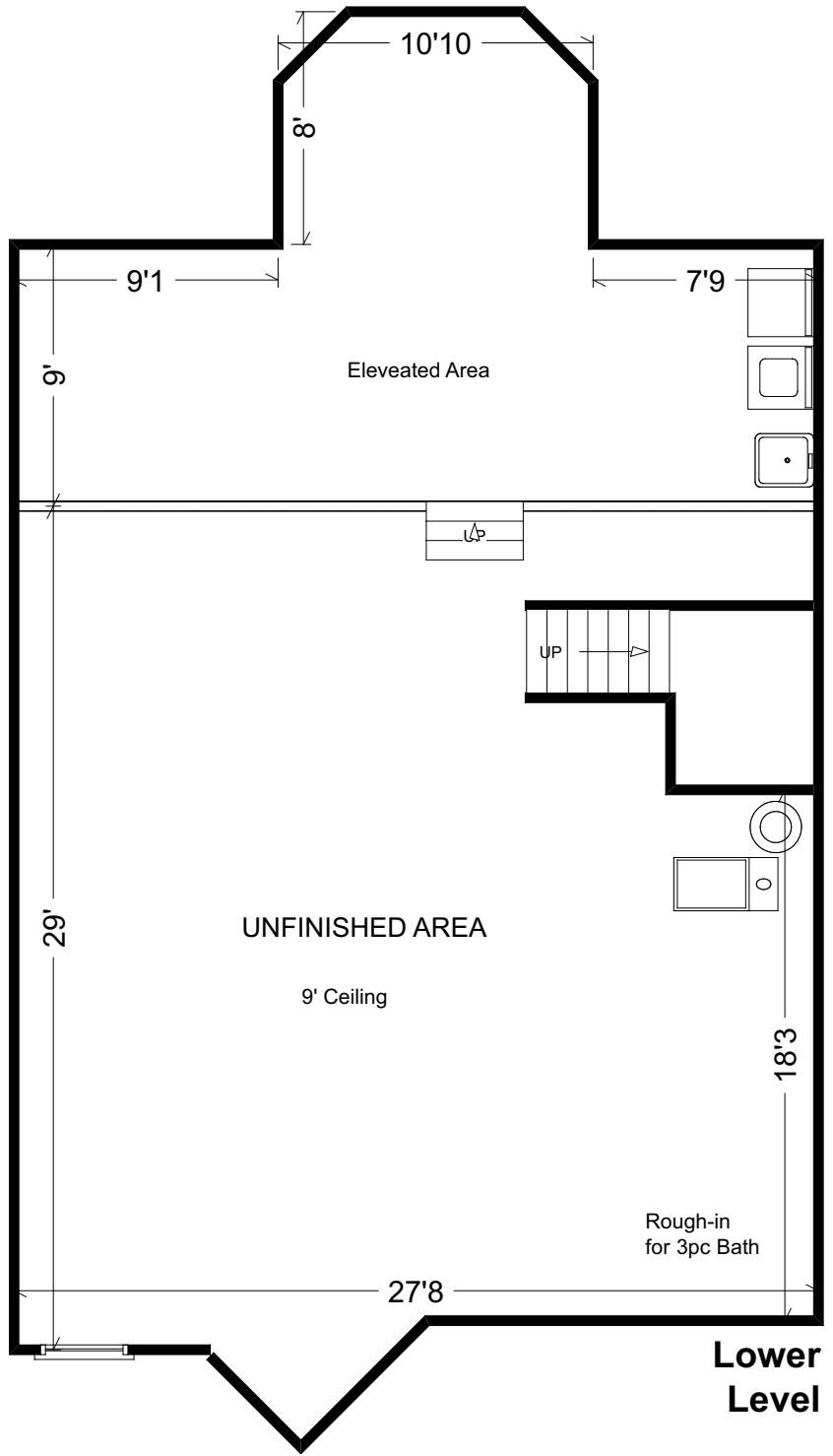
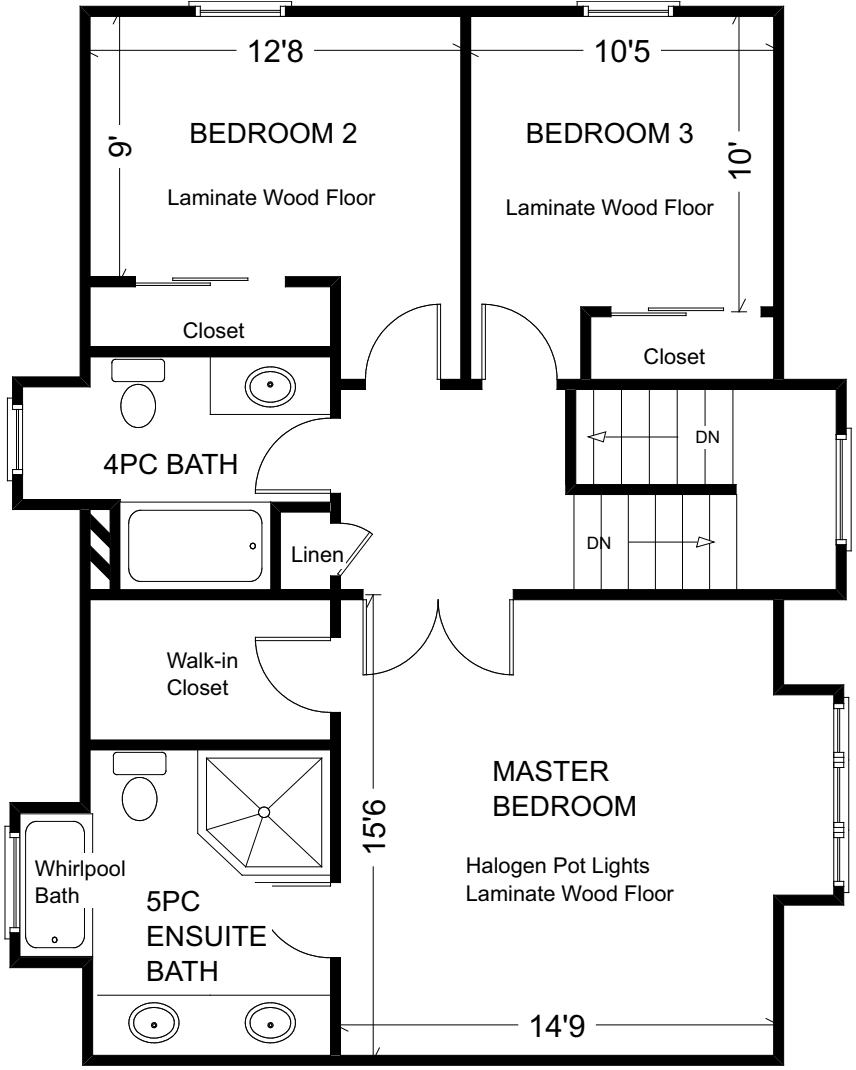
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Main Level



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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