



Jill's

INTRODUCING
4 PORTWINE DRIVE

4Portwine.com



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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit buyers and sellers currently under contract with another brokerage.

Move-in and enjoy this attractive townhome just steps from the GO Train in the Waterfront Community of West Rouge. This modern freehold townhome is nestled on a 131 ft deep lot and is just 11 years old with over 2400 square feet of well-designed living space on 3 levels. Stay connected to everyone with sight-lines from the kitchen to the family room and dining room which makes entertaining a breeze. Walkout from the kitchen into the stunning, private backyard with an expansive, low-maintenance composite deck and plenty of green space for kids and pets to explore. Enjoy BBQ's with family and friends or relaxing in the backyard with a good book or glass of wine. The kitchen is a chef's dream with a large centre island with a double sink and breakfast bar seating for 3, stainless steel appliances including a new fridge and stove and stunning quartz counters. Adjacent to the kitchen and main living space is a separate living room - a cozy space for movie nights with the family. The main floor also features a convenient 2-piece powder room and direct access into the garage. The upstairs features 3 good-sized bedrooms including a 4-piece bathroom and a linen closet. The primary bedroom offers a great escape featuring a walk-in closet and 4 piece ensuite with a separate soaker tub and walk-in shower. The professionally finished basement with generous ceiling height and a large recreation room is a cozy space for the whole family to enjoy. The basement also has a laundry room and an additional room for storage. Portwine residents can walk to a variety of top-notch amenities, including the waterfront trail, Rouge Urban National Park & Beach, the Port Union Village Common which includes a newly upgraded playground as well as a splash pad, the local shopping plaza (with LCBO, Beer Store, vet clinic, doctor's offices, banking, convenience store and a variety of eateries) and the Rouge Hill GO train. Excursions outside the neighbourhood are made easy with the TTC, Kingston Rd, and 401 close-by. Don't miss out on this amazing opportunity to own a newer home in the well-established and sought-after, family-friendly Waterfront Community of West Rouge.

PROPERTY HIGHLIGHTS



PROPERTY INFORMATION

Taxes: \$3884.38 (2023)
Lot Size
(as per Land Registry): Front: 19.71 feet
NW side: 147.57 feet
SE side: 131.56 feet
Rear: 25.41 feet

Legal Description: Lot 70, Plan 66M2489 SUBJECT TO AN EASEMENT IN GROSS OVER WHOLE PIN AS IN AT2994634 SUBJECT TO AN EASEMENT FOR ENTRY AS IN AT3029913 City of Toronto

Parking: 1 car parking in attached double garage
1 car parking in private driveway

Possession: 30-90 days
Heating/Cooling: Forced air gas furnace
Central air conditioning

Electrical: 100 amp service

Inclusions: Fridge, stove, dishwasher, built-in microwave, washer, dryer, electric light fixtures, blinds, built-in shelving, bathroom mirrors, GDO/remote(s), garden shed

RECENT UPGRADES BY CURRENT HOMEOWNER INCLUDE:

- New front door (2023)
- Professional interior painting (2023)
- Upgraded interior lighting (2023)
- New stove (2023)
- New toilets (2023)
- Shiplap feature wall, smooth ceilings & pot lights (2022)
- Fridge (2022)
- Luxury vinyl flooring on main floor (2021)
- Expansive composite deck in backyard (2021)

A pre-list home inspection has been provided by Tom Woolley from The Home Check on July 6, 2023. The Buyer acknowledges that the home inspection report and marketing materials have been provided for information purposes only. Any reliance on these materials is at the Buyer's own discretion.