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377 EAST AVENUE

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377EastAvenue.com



ABOUT THE HOME

Welcome to this bright and spacious 3 bedroom bungalow on an impressive 70 foot lot in the sought after Waterfront Community of West Rouge. Enjoy 1120 square feet of living space on each level, making this an ideal place for a young family or empty nesters. The separate entrance to the lower level makes it easier to create two separate living areas to allow the house to be shared. East Avenue is home to many original bungalows as well as attractive newly-built homes. The extra wide 70 by 125 foot level lot could be the perfect landscape for your dream house down the road. The main floor includes a combined living and dining room with hardwood floors and a large picture window letting in plenty of natural light and overlooking the street. The cozy kitchen overlooks the backyard and is connected to the rest of the house through a convenient pass-through window. Walk-out from the kitchen into your expansive backyard and deck to enjoy all the outdoors has to offer. The backyard is big enough to host outdoor BBQs and parties of any size - including a family wedding! The main floor also features 3 bedrooms and an updated 4-piece bathroom. The lower level offers plenty of additional living space, including a large recreation room with a built-in bar, a 3 piece bathroom, laundry room and plenty of storage space. There is plenty of room to park in the attached single car garage and private 3-car driveway.



PROPERTY INFORMATION

Taxes: \$4150 (2024)
Lot Size (as per GeoWarehouse): Front: 70.07 feet
 Depth: 125.15 feet
Legal Description: Part Lots 235 & 236, Plan 612, As In SC595789; S/T TP41412 Scarborough, City of Toronto
Parking: 1 car parking in attached single garage
 3 car parking in private driveway
Possession: 30-120 days
Heating/Cooling: Forced air gas furnace
 Central air conditioning
Electrical: 100 amp service

Inclusions: Fridge, stove, dishwasher, washer, dryer, electric light fixtures (excl. dining room fixture), built-in shelving, bathroom mirrors, garage door opener/remote

UPGRADES BY CURRENT HOMEOWNER INCLUDE:

- Main floor freshly-painted
- Backyard deck
- Updated main floor bathroom
- Professionally finished basement

ABOUT THE COMMUNITY

377 East Avenue is conveniently located within walking distance to many key amenities in the heart of West Rouge. Your children will be able to walk safely to West Rouge Public School, Joseph Howe Senior Public School and Sir Oliver Mowat High School. Commutes downtown are quick and easy with a comfortable 20 minute walk to the Rouge Hill GO Train, less than 2 km away. Nearby, local plazas feature stores such as Metro, No Frills, Mr. Convenience, Shoppers Drug Mart, TD Bank, LCBO, Beer Store, alongside various other shops, services, and eateries. You can walk to dine out in one of West Rouge's favourite local pubs, The Black Dog or across the street at Pasta Tutti Giorni. Everyone will benefit from a healthy lifestyle that the local parks and Waterfront Trail contribute to. Your family can picnic and toboggan at Adams Park, go for a bike ride along the waterfront or cool-off in the splash park at the Port Union Village Common. Excursions outside the neighbourhood are made easy with the GO train, TTC and 401 close-by. Don't miss out on this ideally located, character-filled home - this one won't last long!

A pre-list home inspection has been provided by Tom Woolley from The Home Check on May 19, 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. 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.