



# INTRODUCING 70 BLUE ANCHOR TRAIL

70BlueAnchor.com



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# ABOUT THE HOME

Welcome to this meticulously maintained 3-bedroom, 4-bathroom family home on an impressive pie-shaped lot with 111 feet across the rear in the sought-after Waterfront Community of West Rouge. Guests will be “wowed” by its impressive curb appeal—an all-brick exterior, landscaped pathway, and gardens—along with soaring 2-storey ceilings upon entry. The bright main floor features a spacious living and dining room filled with natural light from a bay window overlooking the street and a picture window facing the backyard. The updated eat-in kitchen boasts solid wood cabinetry, stainless steel appliances, and quartz counters. Walk out to a large deck, perfect for BBQs and entertaining, and enjoy the expansive yard—ideal for a skating rink, pool, soccer field, or any other outdoor activity that your family may enjoy. Kids and pets can play safely in the fully fenced space, complete with a garden shed for storage. Inside, the main floor also offers a cozy family room with a gas fireplace, an updated 2-piece powder room, a spacious mudroom with a separate side entrance, and direct garage access via a glass-enclosed vestibule. Upstairs, you’ll find three good-sized bedrooms and two 4-piece bathrooms. The primary suite features a bright bay window, a walk-in closet, and a private ensuite bathroom. When extra space is needed, the finished basement with a built-in bar provides a large recreation and play area, a 4th bedroom, a 2-piece bath, a laundry area, and ample storage. Parking is abundant in the attached 2-car garage and private double driveway.



# PROPERTY INFORMATION

<b>Taxes:</b>	\$5,114.32 (annual in 2024)
<b>Lot Size:</b>	Front: 43.6'
<b>(Pie-shaped lot as per GeoWarehouse):</b>	N side: 113.49'
	S side: 145.53'
	Rear: 111.06'
<b>Legal Description:</b>	PCL 4-1, SEC 66M2206 ; Lot 4, Plan 66M2206 ; S/T SC623962 Scarborough, City of Toronto
<b>Parking:</b>	2-car attached garage 2-car parking in private driveway
<b>Possession:</b>	30-90 days
<b>Heating/Cooling:</b>	Forced air gas furnace Central air conditioning
<b>Electrical:</b>	100 amp service

<b>Utility Costs:</b>	<b>Hydro:</b> \$90/month (past 12 month avg)
	<b>Gas:</b> \$104/month (past 12 month avg)
	<b>Water:</b> \$96/month (past 12 month avg)
<b>Inclusions:</b>	Fridge, stove, microwave range hood, dishwasher, washer (as-is), dryer, window coverings, electrical light fixtures, bathroom mirrors, garage door opener/remote, central vacuum/equipment, basement freezer, garden shed

- UPGRADES BY THE CURRENT HOMEOWNERS INCLUDE:**
- Interior painting throughout home (2025)
  - Upgraded electric light fixtures (2025)
  - Quartz counters in kitchen (2025)
  - Updated powder room (2025)
  - New eaves with leaf guards & soffits (2024)
  - New driveway (2023)
  - Furnace & air conditioner (2016)

# ABOUT THE COMMUNITY

70 Blue Anchor Trail is conveniently located within walking distance to many key amenities in the heart of West Rouge. Your children will be able to excellent schools at all levels, including West Rouge Jr Public School (K-6), Joseph Howe Senior Public School (7-8) and Sir Oliver Mowat CI (9-12). 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, 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 Rouge Hill GO train, TTC and 401 close-by. Don’t miss out on this ideally located, family home - this one won’t last long!

A pre-list home inspection was provided by Tom Woolley from The Home Check on March 4, 2025.. 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 discretion.