



INTRODUCING 15 EASTPORT DRIVE

JILL
FEWSTER-YAN
BROKER

ERIN
GREGORY
BROKER

JENNIFER
GIBSON
SALES REPRESENTATIVE

LARRY
YAN
SALES REPRESENTATIVE

RICARDO
AGBAY JR
SALES REPRESENTATIVE

15Eastport.com



ABOUT THE HOME

Welcome to 15 Eastport Drive, a bright, spacious semi-detached home in the sought-after Waterfront Community of West Rouge. Located just steps from the shores of Lake Ontario, your family will enjoy the perfect combination of proximity to all necessary conveniences while relishing all the benefits that lakeside living has to offer. With 1467 square feet of attractive above-grade living space plus 646 square feet of finished living space in the basement there is plenty of room for the whole family in this lovely home. The combined living and dining room with hardwood flooring is the perfect space to gather for special occasions. Walk out from the dining room to your fully fenced, sunny backyard with attractive stone patio, ideal for family BBQ's and a safe place for kids and pets to play outdoors. The updated, eat-in kitchen has white cabinetry, quartz countertops and brand-new stainless-steel appliances. A spacious coat closet and convenient 2-piece bathroom complete the main floor. The finished basement has a large recreation room, a perfect spot for a family room, a playroom, home office or home gym. There is also a large utility/laundry room that offers extra space for storage. The upper-level features three good-sized bedrooms, including a large primary bedroom with an updated 3-piece ensuite bathroom and a separate walk-in closet. This beautiful home is move-in ready for a new family to enjoy and call their own.



ABOUT THE COMMUNITY

Residents of 15 Eastport can walk to a wide variety of top-notch amenities including multiple parks, the local shopping plaza (with LCBO, Beer Store, vet clinic, doctor's offices and a variety of eateries) and excellent schools at all levels. Outdoor enthusiasts will love being within walking distance of Rouge Beach Park and the Waterfront Trail where you can launch a canoe in the Rouge River or hike, bike or walk your dog along the shores of Lake Ontario. Excursions outside the neighbourhood are made easy with the Rouge Hill GO Train a short walk away, and the TTC and 401 close-by. This is a great opportunity to own a spacious, affordable home that allows your family to live and grow in the fantastic, family friendly, Waterfront Community of West Rouge.



PROPERTY INFORMATION

Taxes:	\$3,926.94 (annual in 2024)	Inclusions:	Fridge, stove, range hood, dishwasher, washer, dryer, all blinds, electrical light fixtures, bathroom mirrors, built-in shelving, garage door opener/remote
Lot Size: (lot dimensions as per Geowarehouse)	Front: 43.6' N side: 113.49' S side: 145.53' Rear: 111.06'	UPGRADES BY THE CURRENT HOMEOWNERS INCLUDE:	<ul style="list-style-type: none">• Interior painting throughout home (2025)• Upgraded electric light fixtures throughout home (2025)• Kitchen updated: quartz counters, stainless steel appliances, new sink & faucet (2025)• New broadloom throughout (2025)• Exterior landscaping & stonework (2020)• Primary ensuite bathroom (2018)• Air conditioner (2017)
Legal Description:	PCL Plan-1,Sec 66M2292; Lot 505, Plan 66M2292; Scarborough, City of Toronto		
Parking:	1-car attached garage 1-car parking in private driveway		
Possession:	30-90 days		
Heating/Cooling:	Forced air gas furnace Central air conditioning		
Electrical:	100 amp service		

A pre-list home inspection was provided by Tom Woolley from The Home Check on Friday March 28, 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 own discretion.