



INTRODUCING
71 PORT UNION ROAD

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71PortUnion.com



ABOUT THE HOME

Welcome to 71 Port Union Rd — a perfect home for first time buyers looking to get into the West Rouge real estate market. This 3 bed, 2 bath freehold townhouse has solid mechanics and 1,692 sq ft of total living space on three levels. Simply move-in and enjoy all this open, bright, and welcoming home offers from top to bottom. The walk-in ground level adds valuable living space — ideal for a home office, family room, gym, or play area — all filled with natural light thanks to its above-grade design. The main level features a renovated kitchen, open concept dining room and cozy living area with gas fireplace - an ideal set up for daily living and entertaining. Enjoy hardwood flooring throughout the main level, including updated lighting, fresh neutral paint, and a convenient powder room. The kitchen is both stylish and functional with updated quartz countertops, warm herringbone backsplash, ample cabinetry, and stainless-steel appliances. At the end of the day retreat upstairs to three bedrooms, including a generous primary bedroom with double closets and a shared 4-piece bathroom. The backyard includes a private deck with seamless access to the detached garage and driveway parking. Bright, updated, move-in ready, and priced for exceptional value — this is your chance to secure a beautiful home in one of Toronto's most loved neighbourhoods.



PROPERTY INFORMATION

Taxes: \$3,597 (2025)

Lot Size: Frontage: 18.70 ft
(as per GeoWarehouse) Depth: 59.22 ft

Legal Description: Part of Block 160, Plan 66M2313, Des. As Parts 31, 32 & 33, Plan No. 66R19024. City of Toronto (formerly Scarborough). S/T An Easmt. As In E381181. S/T The R/E For 5YRS. From 01/10/24 As In E468706. T/W An Easmt. Over Parts 27 & 28, PL. 66R19024 As In E448008. S/T An Easmt. Over Part 31, PL. 66R19024 In Favour Of Parts 25, 26, 27 28, 29, 30 & 64, PL. 66R19024 As In E448008. , City Of Toronto

Parking: 1-car detached garage
1-car parking in private driveway

Possession: 20-90 days

Heating/Cooling: Forced air gas furnace
High-efficiency heat pump (used for cooling)

Electrical: 100 amp service

Inclusions:

Existing fridge, stove, dishwasher, range hood, all window coverings, all electrical light fixtures, bathroom mirrors, clothes washer and dryer, gas fireplace, garage door opener and remote(s), smart thermostat

UPGRADES BY THE CURRENT HOME OWNERS INCLUDE:

- Interior painting (2026)
- Updated light fixtures throughout (2026)
- Range hood (2026)
- Dishwasher (2024)
- Garage roof shingles (2023)
- Fascia/aluminum cladding around garage door, front windows & top of front porch (2022)
- High efficiency heat pump & furnace + smart thermostat (2022)
- Kitchen quartz countertops, tile backsplash & sink (2022)
- Broadloom on both stairs (2022)
- Upgraded attic insulation (2022)

ABOUT THE COMMUNITY

71 Port Union Rd is located steps from the shores of Lake Ontario and the beautiful Waterfront Trail, perfect for walking, running, or biking. Families will love the park at the Port Union Village Common with a playground and splash pad. You can launch a canoe, kayak, or just enjoy a swim at the beach at nearby Rouge Beach and enjoy tobogganing in Adams Park and skating on the Rouge beach duck pond in winter. The nearby Port Union Community Centre offers a skate park, library and gym. This neighbourhood is truly a 4 seasons playground for outdoor enthusiasts! Commuting is easy with Kingston Road and the 401 just minutes away by car, and the Rouge Hill GO Train Station just steps away. The nearby Port Union Plaza has everything you need including an LCBO, coffee shop, bakery, pharmacy, medical offices, hair salon and a variety of eateries. Now is the time to take advantage of this opportunity to own an affordable home in this great, family-friendly neighbourhood!

A pre-list home inspection was provided by Ian Calman from Pillar to Post on February 19, 2026. 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.