

# Jill's TEAM

YOUR REAL ESTATE CONCIERGE 

## INTRODUCING 71 NATURE PATHWAY

JILL  
FEWSTER-YAN  
BROKER

JENNIFER  
GIBSON  
SALES REPRESENTATIVE

MICHELLE  
TOON  
BROKER

LARRY  
YAN  
SALES REPRESENTATIVE

RICARDO  
AGBAY JR  
SALES REPRESENTATIVE

[71NaturePathway.com](http://71NaturePathway.com)



# ABOUT THE HOME

Welcome to 71 Nature Pathway, a wonderful opportunity to own a spacious 3 bedroom, 3 bathroom condo townhouse nestled beside the Rouge National Urban Park. This home offers a practical layout beginning with a welcoming foyer and convenient powder room, that leads into a spacious living room complete with a cozy fireplace. The dining room features a walk out to a private backyard patio, creating the perfect space for summer gatherings. The galley kitchen provides excellent functionality and storage, with connection to both dining and living areas. The upper level offers three generously sized bedrooms with new carpeting throughout, adding a fresh and inviting touch. The primary retreat features a walk through closet and a 4-piece ensuite with soaker tub and walk-in shower. The two additional bedrooms share a well appointed 4-piece bath. The finished basement adds valuable living space with a recreation room, wet bar, laundry facilities and a versatile workshop area. Complete with a one car garage, private driveway, abundant visitor parking, and low monthly maintenance fees that covers exterior building replacement and maintenance (roof, windows, doors), and snow removal, this home delivers both convenience and peace of mind.



# PROPERTY INFORMATION

**Taxes:** \$2,661.93 (2025)

**Maintenance Fees:** \$482.06/month

**Maint Fee Includes:** building exterior replacement and maintenance (roof, windows, doors), front parking, visitor parking and common elements

**Utilities:** Toronto Hydro: ~ \$62/month  
Enbridge Gas: ~ \$37/month  
Water-City of Toronto: ~\$36/month

**Legal Description:** Unit 36, Level 1, Metropolitan Toronto Condominium Plan No. 751, Pt Block 201 & Block 186, Plan 66m2169 As Described In Schedule 'A' Of Declaration B997991 Scarborough, City Of Toronto

**Parking:** 1-car attached garage  
1-car parking in private driveway

**Possession:** 30-90 days

**Electrical:** 100 amp service

**Heating/Cooling:** Forced air high-efficiency gas furnace  
Central air conditioning

**Inclusions:** Existing fridge, stove, range hood, dishwasher, clothes washer & dryer, all window coverings, all electrical light fixtures, garage door openers & remotes, existing built-in shelving

# ABOUT THE COMMUNITY

The location is truly outstanding. Highway 401 access is moments away, while Kingston Road and Sheppard Avenue transit routes provide additional transportation options. Everyday errands are effortless with Lamanna's Bakery, Tim Hortons, Shoppers Drug Mart, Canadian Tire, restaurants, and other amenities all within walking distance. Situated just minutes from Rouge Hill GO Station, commuting downtown is quick and convenient. Nature lovers will appreciate the close proximity to Rouge National Urban Park, offering kilometres of hiking and walking trails, scenic river views, and outdoor adventures. Families will benefit from excellent neighbourhood schools, nearby community amenities, Centennial College, the University of Toronto Scarborough Campus, and attractions such as the Toronto Zoo.

A pre-list home inspection was provided by Ian Calman from Pillar to Post on June 2nd, 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.