

THE MILLS TEAM

is proud to present

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102 BRIDGEND  
STREET



102Bridgend.com



## WELCOME HOME

Welcome to 102 Bridgend St, a beautifully renovated freehold townhouse nestled in one of Toronto's most sought-after waterfront communities. Offering 3 bedrooms, 3 bathrooms, and a thoughtfully designed 3-storey layout, this home delivers the perfect blend of space, comfort and convenience.

The bright and inviting main level features an open-concept living and dining room, ideal for entertaining or quiet nights in. The living room is anchored by a cozy gas fireplace and walks out to a balcony overlooking the backyard. The beautifully renovated kitchen (2022) offers its own balcony where you can enjoy rare views of the parkette across the street, with seasonal glimpses of Lake Ontario beyond.

Upstairs, the spacious primary bedroom impresses with a walk-in closet and newly renovated ensuite (2023). Two additional generously sized bedrooms each offer double closets, providing exceptional storage. Plus, another renovated full washroom (2025)!

The walkout lower-level recreation room adds valuable living space with direct outdoor access to the backyard, a convenient updated powder room (2024), plus a built-in garage that provides year-round everyday convenience. Don't miss the large storage area tucked under the stairs! Landscaping done to the front entrance and gardens (2021).

Location is everything here. You are minutes from the lake, waterfront trails, and a beautiful parkette across the street leading to Port Union Village Common Park with a playground. Minutes away from the Port Union Recreation Centre & Library with tennis courts and a skateboard park. Enjoy easy access to Rouge National Urban Park and nearly 4 km of continuous shoreline trail along Lake Ontario. Leave your car at home as it's only a three-minute walk to the Rouge Hill GO train station, providing convenient access to downtown Toronto, while Hwy 401 is only minutes away. Nearby shopping, cafes, restaurants, schools, everyday amenities and hot spots like The Black Dog Pub, Lamanna's Bakery, and Mr. Bean's Coffee.

## UPDATES & IMPROVEMENTS DONE BY CURRENT OWNERS:

- Updated main bathroom with all new tiling, vanity, hardware and toilet (2025)
- Updated powder room with new vanity, hardware, painting and wallpaper (2024)
- Replaced carpet on both sets of stairs (2024)
- Renovated primary bathroom with all new tiling, shower, vanity, hardware and toilet (2023)
- Renovated kitchen with custom cabinets, countertop, backsplash and new flooring (2022)
- Landscaping done to front entrance and gardens (2021)
- Original garage door replaced (2021)
- New vinyl flooring in basement (2020)
- Internal waterproofing and sump pump installed (2019)
- Interior painting throughout (2019)



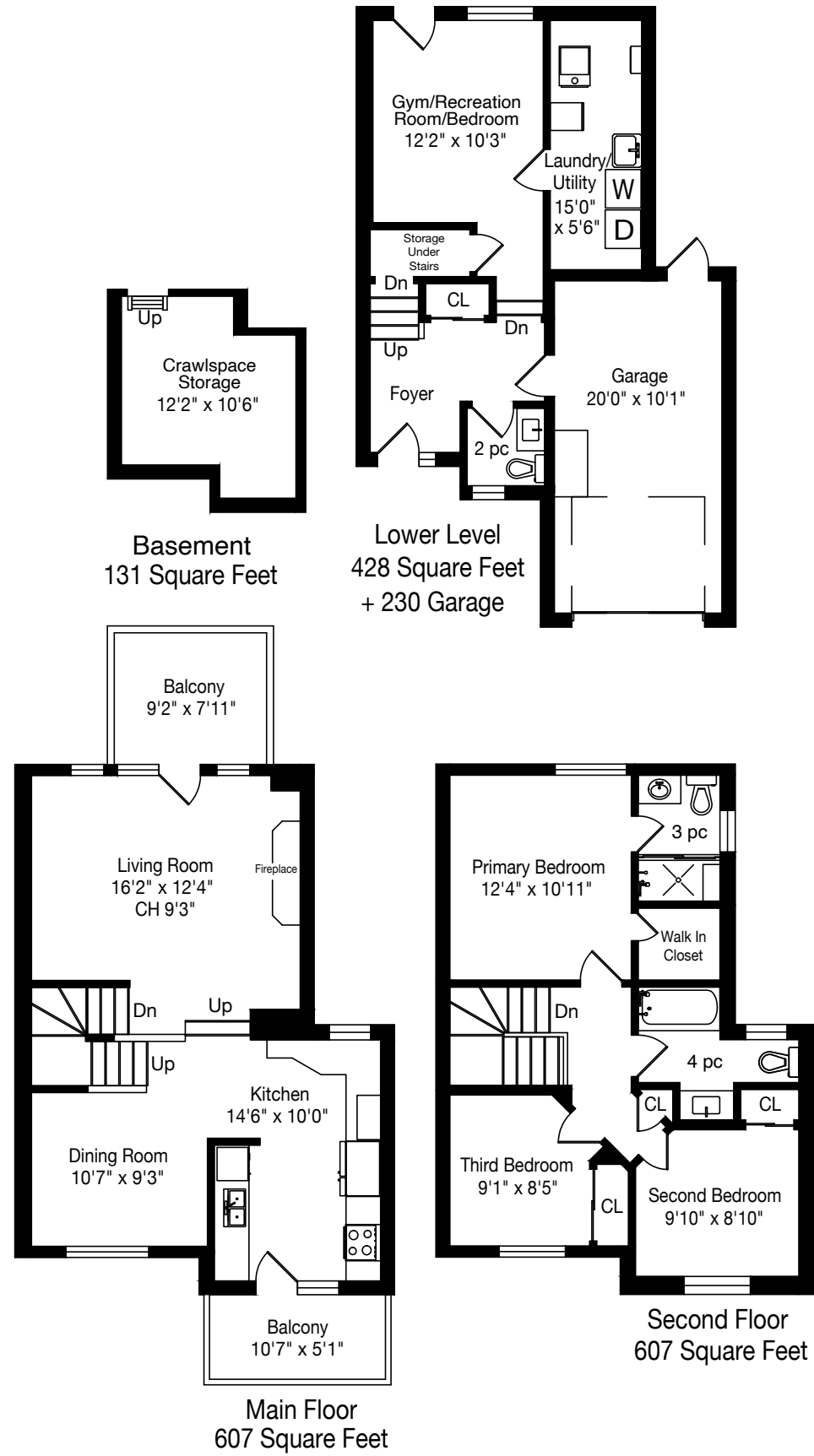
## ADDITIONAL INFO

- Property Taxes:** \$3,660.08 (Annual in 2026)
- Lot Size:** 21.98 ft x 101.67 ft (Rear: 23.20' / East: 109.09')
- Parking:** Built-in single car garage plus private drive with parking for 1 car
- Possession:** 60-90 Days / TBA
- Heating/Cooling:** Forced air gas furnace with central air conditioning
- Utility Costs:** *Electricity:* Approx. \$162/month (2025)  
*Gas:* Approx. \$58/month (2025)  
*Water/Waste:* Approx. \$120/month (2025)
- Inclusions:** Stainless Steel kitchen appliances - LG refrigerator/freezer, LG stove with double oven, LG built-in microwave and Samsung dishwasher. Samsung washer and dryer, all electric light fixtures, all attached and built-in shelving and cabinetry (except excluded below), all window coverings (except excluded below), all drapery tracks and rods, wall safe in primary bedroom, Nest thermostat and all related equipment, gas hookup for BBQ, garden shed, electric garage door opener and two remotes and City of Toronto garbage and recycling containers
- Exclusions:** Danby deep freezer, curtains in primary bedroom, one attached TV, one attached TV wall mount, gas BBQ, tire rack, tool organization equipment in garage (cabinets, workbench, tool hangers), gym shelving and wall brackets, rain barrel and all related equipment
- Rental Equipment:** Hot water tank (approx. \$57.22 + HST/month), furnace (approx. \$79.31 + HST/month) and central air conditioner (approx. \$79.31 + HST/month)

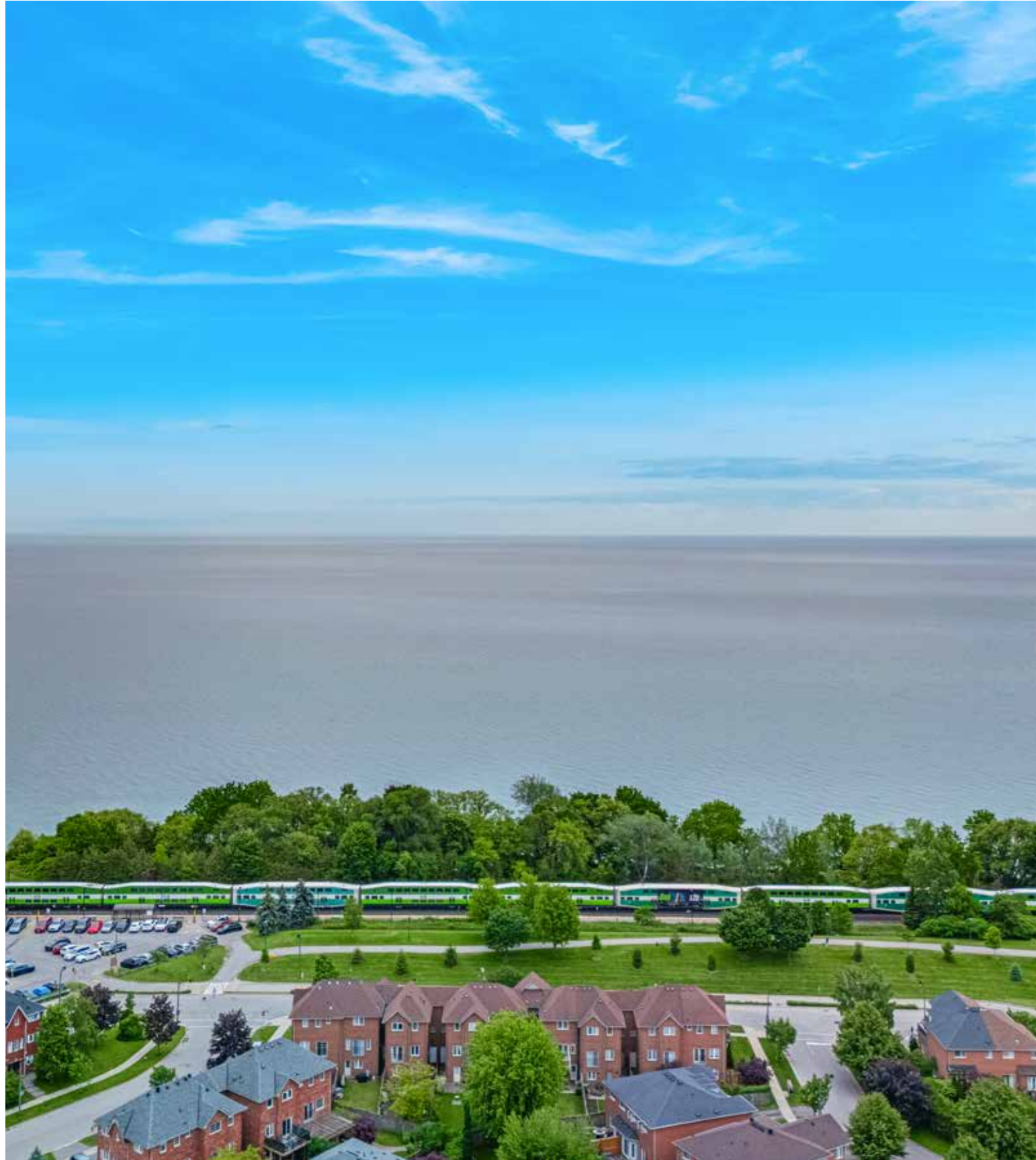
A Home Inspection Report dated June 17, 2026, is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

E & OE





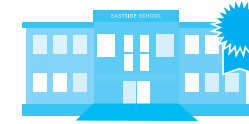






### SCHOOLS

With good assigned public schools very close to this home, your kids can thrive in the neighbourhood.



#### William G. Davis Junior Public School

Designated Catchment School  
Grades PK to 6  
128 East Ave

#### Sir Oliver Mowat Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
5400 Lawrence Ave E

#### Joseph Howe Senior Public School

Designated Catchment School  
Grades 7 to 8  
20 Winter Gardens Trail

#### Académie Alexandre-Dumas

Designated Catchment School  
Grades PK to 6  
255 Coronation Dr

#### ÉS Ronald-Marion

Designated Catchment School  
Grades 7 to 12  
2235 Brock Rd

### PARKS & REC

This home is located in park heaven, with 3 parks and 9 recreation facilities within a 20 minute walk from this address.



#### Port Union Village Common Park

105 Bridgend St  
Icons: wheelchair, heart, person

#### Port Union Waterfront Park

169 Chesterton Shores  
Icon: person

1 min  
Icon: person

#### Bill Hancox Park

5421 Lawrence Ave E  
Icons: wheelchair, heart, person

5 mins  
Icon: person

#### FACILITIES WITHIN A 20 MINUTE WALK

1 min  
Icon: person

- 2 Playgrounds
- 2 Basketball Courts
- 3 Sports Fields
- 1 Community Centre
- 1 Splash Pad
- 1 Skateboard Park
- 3 Trails
- 2 Arts/Performance Facilities
- 1 Fitness/Weight Room
- 1 Gym

### TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 3 minute walk away, and the nearest street transit stop is a 3 minute walk away.

**Nearest Rail Transit Stop**  
Rouge Hill GO

3 mins  
Icon: person

**Nearest Street Level Transit Stop**  
Lawrence Ave East At East Ave - Rouge Hill Go Station

3 mins  
Icon: person

### SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 6km.

**Scarborough Health Network - Centenary**  
2867 Ellesmere Rd

**Fire Station**  
5318 Lawrence Ave E

**Police Station**  
4331 Lawrence Ave E

HoodQ

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**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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102Bridgend.com

**ROYAL LEPAGE** Signature  
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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