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# ABOUT THE HOME

Welcome to this beautiful 5-level, 4 bedroom back-split nestled on a quiet street in the highly sought-after Waterfront Community of West Rouge/Centennial. This home is completely updated with over 3300 square feet of living space and ready for the new owner to move-in and make it their own. Inside, the original hardwood floors are in impeccable condition. The main floor features a formal living and dining room filled with natural light adjacent to an updated eat-in kitchen with stainless steel appliances and quartz counters. Steps down, discover a large family room with a gas fireplace and sliding door access to a tranquil and private upper deck overlooking the picturesque, fully-fenced backyard. This level also has a 4th bedroom, a large storage room that was formally the laundry room, an updated 3-piece bathroom and a separate side door entrance onto a second deck with an attractive flagstone walkway to the back garden. Upstairs, enjoy three more spacious bedrooms with hardwood flooring and 2 full bathrooms - a renovated 4-piece bathroom and a 3-piece ensuite bath with a walk-in glass-door shower. Steps down from the main floor is the 4th level, which features a spacious laundry room and large flex-space which the current owners use as a home gym. The 5th level of the home is the FUN ZONE. Your family and friends will enjoy the spacious recreation room with updated vinyl flooring, a built-in bar, pool table and lounge area perfectly suited for parties and gatherings of any size. You can walk-out from this level and enjoy all the backyard has to offer. This fully-fenced yard with stunning perennial gardens on an expansive 52 by 150 foot lot, offers a ton of potential and is a great space for entertaining outdoors. There is plenty of room for everyone to park in the attached double car garage and private 2-car driveway.



# PROPERTY INFORMATION

**Taxes:** \$4097.59 (annual in 2023)

**Lot Size:** Front: 52.74 feet  
 East side: 149.52 feet  
**(Irregular lot as per GeoWarehouse):** West side: 154.19 feet  
 Rear: 52.55 feet

**Legal Description:** CL 5-1, SEC M1374; Lot 5, Plan M1374; Scarborough, City of Toronto

**Parking:** 2-car attached garage  
 2-car parking in private driveway

**Possession:** 30-90 days

**Heating/Cooling:** Forced air gas furnace  
 Central air conditioning

**Electrical:** 100 amp service

**Electricity:** \$130/month – average monthly cost based on a 12 month period

**Gas:** \$217/month – average monthly cost based on a 12 month period

**Water/Waste:** \$116/month – average monthly cost based on a 12 month period

**Inclusions:**

Fridge, stove, dishwasher, washer, dryer, all blinds, electrical light fixtures, garage door opener/remote, built-in shelving, gas BBQ, basement appliances?, pool table, 2 gas fireplaces, garden shed

**UPGRADES BY CURRENT HOMEOWNER INCLUDE:**

- Electrical upgraded throughout entire home (2024)
- New broadloom (2024 & 2022)
- Interior painting (2022)
- Kitchen skylight (2022)
- Kitchen updates: new stainless steel appliances and quartz counters (2022)
- Lighting upgraded throughout home (2022)
- New vinyl flooring in exercise room (2022)

# ABOUT THE COMMUNITY

There's lots to do and see in the neighbourhood (see [WestRougeWaterfrontHomes.ca](http://WestRougeWaterfrontHomes.ca)) with great schools, parks and the Waterfront Trail close-by. 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. There are also a variety of top-notch amenities including the public library, community centre with gym facilities, skateboard park, soccer fields, playgrounds and the local shopping plaza with LCBO, Beer Store, vet clinic, doctor's offices, banking, convenience store and a variety of eateries. Excursions outside the neighbourhood are made easy with the GO train, TTC and 401 close-by.

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit buyers and sellers currently under contract with another brokerage.