

Introducing  
**54I ROUGEMOUNT DRIVE**

JILL  
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BROKER

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GREGORY  
BROKER

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GIBSON  
SALES REPRESENTATIVE

LARRY  
YAN  
SALES REPRESENTATIVE

RICARDO  
AGBAY JR  
SALES REPRESENTATIVE

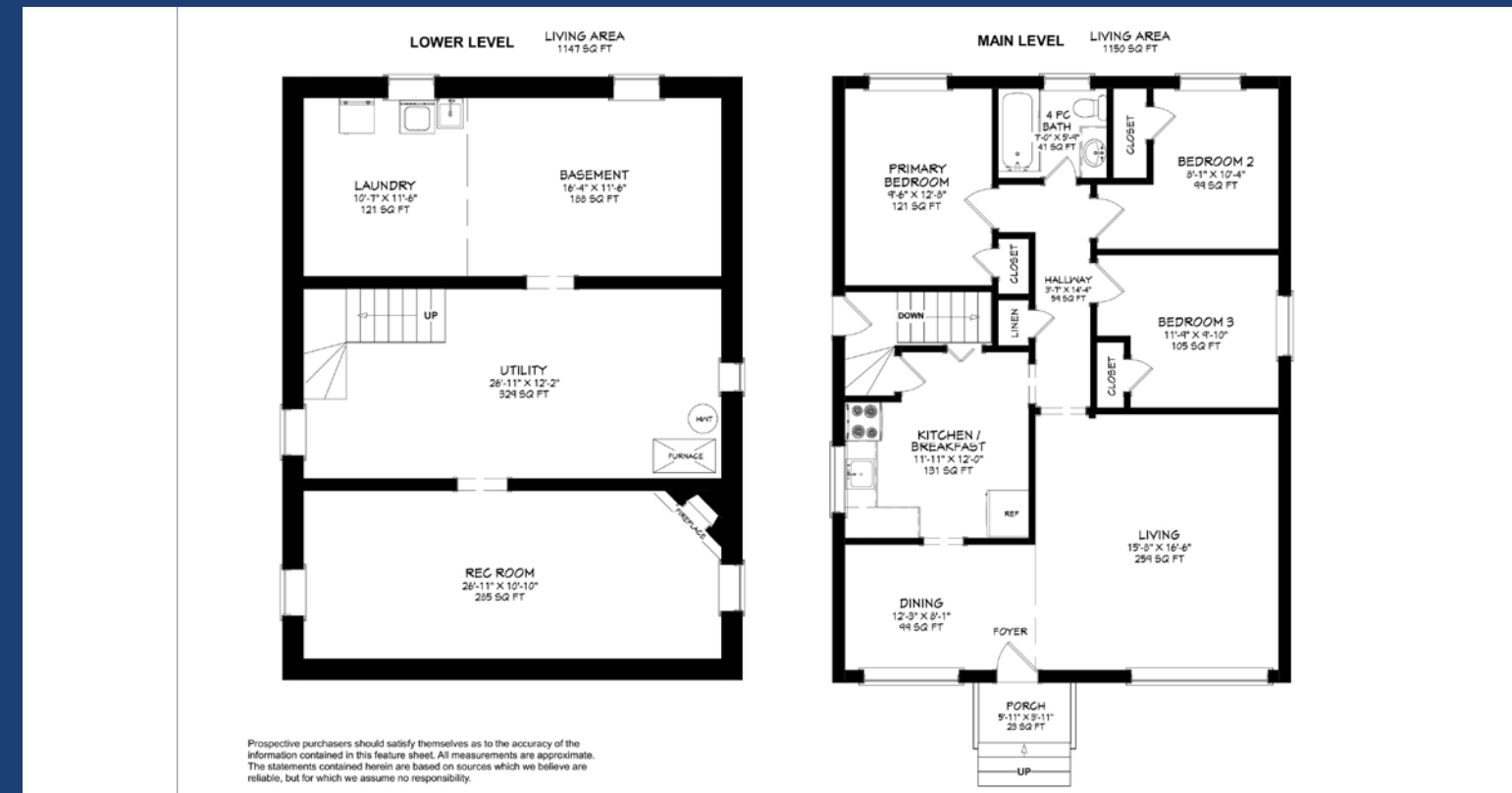
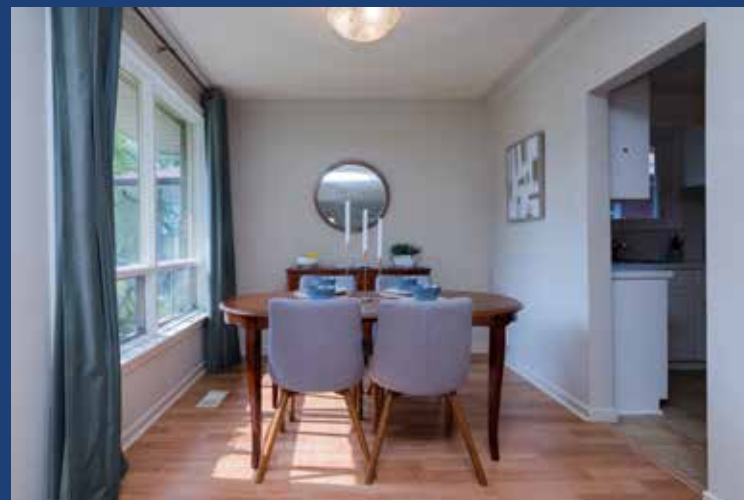
[54IRougemount.com](http://54IRougemount.com)





# ABOUT THE HOME

Welcome to 541 Rougemount Drive, a bright, spacious, solidly built, 3-bedroom bungalow on an impressive 50x270 ft gorgeous lot in the beautiful Rosebank neighbourhood of Pickering. This is the perfect place to build your dream home or an excellent home for a young family or empty nesters. The separate entrance to the lower level makes it easier to create two distinct living areas to allow the potential for this house to be shared by multi-generational families or as a source of added income. Rougemount Drive is home to many original bungalows and stunning newly-built homes. The main floor includes a combined living and dining room with laminate flooring and large windows, allowing plenty of natural light. The bright kitchen has an eat-in area for casual family meals and a large pantry closet for extra storage: three good-sized bedrooms and a 4-piece washroom round out the main floor of this home. The lower level of this home is unfinished and awaiting your personal touch to add additional living space. The backyard is big enough to host outdoor BBQs and parties of any size. With tons of space, mature trees and plenty of privacy, there is enough room for a pool, skating rink or even an entire soccer game or family wedding! There is plenty of room to park in the private driveway, which can easily accommodate 5 cars.



# PROPERTY INFORMATION

**Taxes:** \$6841.62 (annual in 2024)

**Lot Size:** Front: 50 feet  
Depth: 270 feet

**Legal Description:** PT LT 41 PL 350 AS IN CO145204  
EXCEPT PT 4, 40R12856 ; PICKERING

**Parking:** 5-car parking in the driveway

**Possession:** 30-90 days

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

**Inclusions:**

Existing Fridge, Stove, Washer, Dryer, All Blinds and Window Coverings, All electric light fixtures, Garden Shed

**Rental Items:** Hot Water Tank @\$25.55/Month  
(Buyout \$100.00 +hst)

# ABOUT THE COMMUNITY

This neighbourhood is bordered on the west by the Rouge National Urban Park, on the east by Petticoat Creek Conservation Area and the south by Lake Ontario, making it a unique and sought-after area for nature lovers and outdoor enthusiasts. Launch your canoe on the Rouge River, enjoy Rouge Beach in the summer and skate on the marsh in the winter. Your family will love the proximity to the Waterfront Trail for running, biking, and dog walking and the picnic areas and playground at Petticoat Creek. 541 Rougemount is within easy walking distance to 2 plazas at Kingston Road, including banking, medical offices, pet food stores, butcher shops, organic grocery stores, and eateries. Commuting is easy with transit at Kingston Road and the Pickering or Rouge Hill GO stations nearby. Don't miss your opportunity to own this home with unlimited potential in a prime location

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.