



INTRODUCING
137 SUNNYSLOPE AVENUE

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137Sunnyslope.com



ABOUT THE HOME

Welcome to this renovated 3 bedroom, 4 bathroom bungalow with two solid additions - a 1/2 storey addition with 2 bedrooms and a bathroom and a sunny family room addition overlooking the backyard. Situated on an impressive 60 by 130 foot south-facing lot, this stunning family home is located in the heart of the sought after Waterfront Community of West Rouge. The unique layout of this home makes it an ideal place for a young family or empty nesters. Enjoy a main floor primary bedroom retreat, complete with a walk-in closet and luxurious ensuite bathroom with a walk-in shower. The open-concept main floor includes a combined living and dining room with a cozy fireplace and warm hardwood flooring and a large bay window letting in plenty of natural light and overlooking the street. The bright, renovated kitchen with large centre island overlooks the family room and backyard. Walk-out from the family room into your sunny, expansive backyard and deck to enjoy all the outdoors has to offer. The fully-fenced backyard is big enough to host outdoor BBQs and parties of any size - perfect for pets and kids to play! Upstairs features two good-sized bedrooms and an updated 4-piece bathroom. There is a separate entrance to the lower level making it easy to create two separate living areas to allow the house to be shared. The lower level offers plenty of additional living space for anyone looking for a house to share. It features a large recreation room with a gas fireplace, a home office, a 3 piece bathroom, laundry room and lots of storage space. There is plenty of room to park in the attached single car garage and private 2-car driveway.



PROPERTY INFORMATION

Taxes: \$5030.37 (annual in 2023)
Lot Size: Front: 60 feet
 Depth: 130 feet
 (irregular lot as per GeoWarehouse)
Legal Description: Lot 22, Plan 612 ; S/T TP41412
 Scarborough, City of Toronto
Parking: 1-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: \$109/month – average monthly cost
 for a 12 month period
Gas: \$156.01/month – average monthly cost
 for a 12 month period
Water/Waste: \$103/month – average monthly cost
 for a 12 month period

Inclusions: Fridge, stove, range hood, dishwasher, microwave, washer, dryer, window coverings, electrical light fixtures, garage door opener, garden shed

UPGRADES BY CURRENT HOMEOWNER INCLUDE:

- Interior painting throughout home (2024)
- Updated back deck & exterior landscaping (2024)
- Broadloom in basement (2024)
- Updated light fixtures & sub-panel (2024)
- Built-in microwave (2024)
- Exterior hot water tap (2021)
- Fencing (2018)
- Furnace (2018)
- Air conditioner & hot water tank (2016)
- Custom Opera blinds
- Gas line for BBQ
- Pot lights on main floor

ABOUT THE COMMUNITY

137 Sunnyslope Avenue is conveniently located within walking distance to many key amenities in the heart of West Rouge. Your children will be able to walk safely to West Rouge Public School, Joseph Howe Senior Public School and Sir Oliver Mowat High School. Commutes downtown are quick and easy with a comfortable 20 minute walk to the Rouge Hill GO Train, less than 2 km away. Nearby, local plazas feature stores such as Metro, No Frills, Mr. Convenience, Shoppers Drug Mart, TD Bank, LCBO, Beer Store, alongside various other shops, services, and eateries. You can walk to dine out in one of West Rouge's favourite local pubs, The Black Dog or across the street at Pasta Tutti Giorni. 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. Excursions outside the neighbourhood are made easy with the Rouge Hill GO train, TTC and 401 close-by. Don't miss out on this ideally located, move-in ready home - this one won't last long!

A pre-list home inspection has been provided by Lisa Simkins from Superior Home Inspectors on August 30, 2024. 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.