



# INTRODUCING 126 BEAVERBROOK COURT

JILL  
FEWSTER-YAN  
BROKER

ERIN  
GREGORY  
BROKER

JENNIFER  
GIBSON  
SALES REPRESENTATIVE

LARRY  
YAN  
SALES REPRESENTATIVE

RICARDO  
AGBAY JR  
SALES REPRESENTATIVE

126Beaverbrook.com



# ABOUT THE HOME

Nestled on a quiet cul-de-sac, this charming 2-storey home with 4 bedrooms, 3 bathrooms offers the perfect blend of comfort and style. Situated on a pie-shaped lot with a fully fenced backyard and 99 feet across the rear, this home is ideal for families looking for space to relax and entertain. Inside, the beautifully renovated main floor features rich hardwood flooring and a bright, open-concept living and dining room with a stunning bay window. The modern kitchen, complete with granite counters & backsplash and a centre island, overlooks the backyard and flows seamlessly into the cozy family room, where sliding doors open to the private outdoor space. A cute & convenient 2-piece bath completes the main level. Upstairs, you'll find four generously sized bedrooms, plus a versatile fifth bedroom attached to the primary bedroom that works perfectly as a nursery or home office. The primary suite has a sliding door walk-out to a private balcony, built-in closets and a 3-piece ensuite bath with a walk-in shower, while the main 4-piece bathroom serves the additional bedrooms with access from both the hallway and another bedroom. The finished basement offers even more living space with a spacious recreation room, a gas fireplace, and ample storage in the combined laundry/utility room. Enjoy solid mechanics with a brand new roof that was just put in this Spring! Parking is easy with an attached single garage and a private 2-car driveway. This home is the perfect mix of charm, function, and modern upgrades—and could be one that your family will enjoy for many years to come!



# PROPERTY INFORMATION

<b>Taxes:</b>	\$5,267 (annual in 2025)	<b>Inclusions:</b>	Fridge, stove, range hood, dishwasher, washer, dryer, all blinds, electrical light fixtures, bathroom mirrors, built-in shelving, garden shed
<b>Lot Size:</b> (Pie-shaped lot as per Geowarehouse)	Front: 34.33 ft N side: 111.09 ft S side: 90.08 ft Rear: 99.27 ft	<b>UPGRADES BY THE CURRENT HOMEOWNERS INCLUDE:</b>	<ul style="list-style-type: none"><li>• Roof by Guildwood Roofing (2025)</li><li>• Upgraded electric light fixtures (2025)</li><li>• New broodloom in bedrooms &amp; basement (2025)</li><li>• Renovated kitchen: new cabinetry &amp; centre island, granite counters &amp; backsplash, stainless steel appliances (2022)</li><li>• Main floor engineered hardwood, staircase &amp; upstairs hallway + bedroom (2022)</li><li>• Renovated powder room (2022)</li><li>• Furnace &amp; A/C (2016)</li></ul>
<b>Legal Description:</b>	PCL 4-1, SEC 66M2206 ; Lot 4, Plan 66M2206 ; S/T SC623962 Scarborough, City of Toronto		
<b>Parking:</b>	1-car attached garage 2-car parking in private driveway		
<b>Possession:</b>	30-90 days		
<b>Heating/Cooling:</b>	Forced air gas furnace Central air conditioning		
<b>Electrical:</b>	100 amp service		

# ABOUT THE COMMUNITY

126 Beaverbrook is conveniently located within walking distance to many key amenities in the heart of West Rouge. The walkway adjacent to the home makes it a short walk for children to get to the local school. Kids on Beaverbrook Court enjoy access to excellent schools at all levels, including West Rouge Jr Public School (K-6), Joseph Howe Senior Public School (7-8) and Sir Oliver Mowat CI (9-12), as well as the desired St. Brendan's Catholic School (K-8). 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, 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, family home - this one won't last long!

A pre-list home inspection was provided by Tom Woolley from The Home Check on Friday Feb. 14th, 2025. 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.