



INTRODUCING
301 RIDGEWOOD ROAD

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GREGORY |
BROKER

JENNIFER
GIBSON |
SALES REPRESENTATIVE

LARRY
YAN |
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RICARDO
AGBAY JR |
SALES REPRESENTATIVE

301Ridgewood.com



ABOUT THE HOME

Welcome to this spacious and versatile 4+1 bedroom, 5 bathroom family home nestled on one of the most desirable streets in the waterfront community of West Rouge. With over 2,600 square feet of above-grade living space and a 60 by 125-foot pie-shaped, fully fenced lot, this home offers privacy, flexibility, and room for everyone. The main floor makes a lasting impression with its modern, open-concept layout, soaring two-storey windows in the living room, a cozy gas fireplace, and a walk-out from the dining area to a large upper deck overlooking a private backyard with mature trees and ample space for kids and pets to play. The renovated, gourmet eat-in kitchen features granite counters, a large centre island, and a pantry, all with views of the main living area—ideal for entertaining. A main floor office with backyard views, 2-piece powder room, coat closet, and direct garage access add convenience. Upstairs, the extra-large primary suite easily fits a king-sized bed and sitting area, with his, hers, and hers closets and a luxurious 4-piece ensuite with separate tub and shower. Three additional generous bedrooms, a 5-piece main bathroom, and laundry in the upper hallway complete the second floor. The finished basement offers two separate apartments—perfect for extended family or rental income—each with their own private entrance and 4-piece bathroom. The studio apartment includes a full kitchen and brand new luxury vinyl flooring, while the 1-bedroom suite offers a cozy fireplace, kitchen, new luxury vinyl, and broadloom. With a single-car garage and extra-long driveway parking for six, this home checks every box for comfortable, multi-functional living in a coveted lakeside community.



PROPERTY INFORMATION

Taxes: \$6613.35 (annual in 2025)

Lot Size: (as per GeoWarehouse)
Front: 60.07 ft
Depth: 125 ft
Rear: 75 ft

Legal Description: Lot 253, Plan 612 ; S/T TP41412 Scarborough, City of Toronto

Parking: 1-car attached garage
6-car parking in private driveway

Possession: 30-90 days

Heating/Cooling: Forced air gas furnace
Central air conditioning

Electrical: 200 amp service

Inclusions:

Fridge, stove, microwave range hood, dishwasher, washer, dryer, all window coverings, electrical light fixtures, built-in shelving, bathroom mirrors, garage door opener/remote, central vacuum/equipment, 2 basement fridges, 2 basement stoves, basement washer and dryer, garden shed, driveway storage shed.

UPGRADES BY THE CURRENT HOMEOWNERS INCLUDE:

- Interior painting on lower level (2025)
- Upgraded electric light fixtures (2025)
- Luxury vinyl flooring in basement (2025)
- Broadloom on stairs, in bedrooms and in basement (2025)
- Gemstone exterior lighting (2023)
- Garden shed (2023)
- Interior painting on main floor and upper level (2021)
- Front landscaping and driveway by Northland Paving (2020)
- Backyard deck by Infinity Solutions (2020)
- New garage door & opener (2020)
- Exterior painting (2020)

ABOUT THE COMMUNITY

You can walk to a wide variety of top-notch amenities including the Waterfront Trail, excellent schools at all levels, Rouge Urban National Park, the West Rouge Community Centre, the library, tennis courts, the local shopping plaza with LCBO, grocery stores, pharmacy, banking facilities, and a diverse range of eateries including the local's favourite, The Black Dog Pub. Spend quality time picnicking, splashing around, and tobogganing at Adams Park, enjoy a game of tennis at the community centre, or take advantage of the proximity to the Rouge River by launching a boat and embarking on a paddle adventure. West Rouge residents also enjoy quick easy access to the Metro Zoo, UTSC, the Pan Am Sports and Aquatic Centre and Centennary Hospital. Excursions beyond the neighbourhood are easily accessible with the Rouge Hill GO Train, TTC, Kingston Road, and the 401 highway in close proximity. Make this exceptional home and neighbourhood your own and enjoy all the amenities they have to offer!

A pre-list home inspection was provided by Tom Woolley from The Home Check on Wednesday May 5, 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.