



INTRODUCING  
101 COLONEL DANFORTH TRAIL

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101ColonelDanforth.com





# ABOUT THE HOME

Nestled on a quiet, mature tree-lined street and backing onto a stunning west-facing ravine, this one-of-a-kind home truly feels like a treehouse retreat. With complete privacy, breathtaking views from every room, and enormous windows that flood the space with natural light, every season becomes a living painting—and daily wildlife sightings only add to the magic. Extensively and thoughtfully renovated, this unique 2-storey home features 3 bedrooms, 2 spa-like luxury bathrooms, and a chef-inspired kitchen with custom cabinetry, quartz countertops, and stainless steel appliances. The open-concept upper level includes a bright living room with a cozy fireplace and walkout to an expansive upper deck, a spacious dining area, and the renovated kitchen. The primary bedroom offers a custom, built-in wall-to-wall closet, an additional walk-in closet, and a luxurious, 5-piece ensuite with a walk-in shower, soaker tub and double sink vanity. The main level is equally impressive, with a cozy family room and second fireplace, walkout to a lower deck, renovated 3-piece bathroom, 2 additional bedrooms, laundry room, and direct access to the fully insulated garage. Perfect for entertaining, the outdoor space features upper and lower decks, four custom-built sheds, and peaceful sunset views. There is plenty of room for parking in the insulated single car garage and private, newly-paved 6-car driveway. Renovated top to bottom with an extensive list of updates —this turnkey home is a rare offering that blends nature, luxury, and privacy seamlessly.



# ABOUT THE COMMUNITY

When you feel like some fresh air or exercise, there are lots of outdoor activities to enjoy with pathways along the Waterfront Trail and through Colonel Danforth Park, connected to Rouge National Park nearby. Your family can picnic, splash and toboggan at Adams Park, play tennis at either of the local community centres or launch a boat and enjoy a paddle along the Rouge River. 101 Colonel Danforth Trail is close to excellent schools at all levels, a number of local plazas with a variety shops, grocery stores, LCBO and Beer Store, banking and a variety of eateries. Excursions outside the neighbourhood are made easy with the Rouge Hill GO Train, TTC, Kingston Road and 401 close-by.



# PROPERTY INFORMATION

<b>Taxes:</b>	\$5357.52 (annual in 2024)
<b>Lot Size:</b> (Irregular, as per Survey)	Front: 50 ft Depth: 188 ft
<b>Legal Description:</b>	Part Lot 33, Plan 2546 , AS IN TB572468, S/T & T/W SC524568 ; Scarborough, City of Toronto
<b>Parking:</b>	1-car attached garage 6-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
<b>Inclusions:</b>	Fridge, stove, range hood, dishwasher, microwave, washer, dryer, all blinds, electrical light fixtures, bathroom mirrors, garage door opener/ remote, attached TVs, garden shed, outdoor speakers, rooftop digital antenna & landscape lighting on trees (as-is)

- EXTENSIVE UPGRADES BY THE CURRENT HOME OWNERS INCLUDE:**
- Renovated 5 piece ensuite bathroom (2025)
  - Interior painting (2025)
  - Renovated garage including insulation, drywall, shelves and opener (2024)
  - Driveway repaved (2024)
  - Engineered flooring on upper level (2020)
  - Verandah floor, posts, ceiling and lighting (2020)
  - Renovated kitchen including custom cabinetry, quartz countertops and new stainless steel appliances (2018)
  - Renovated foyer including new staircase, front door and closet (2016)
  - Upper (13ft by 35 ft) and lower(24ft by 27ft) decks & four custom, built-in storage sheds (2016)
  - Renovated 3 piece main bathroom (2015)
  - Windows and glass doors (2015)
  - Floor insulation and maple hardwood flooring on main level (2014)
  - Upgraded attic and exterior wall insulation (2011)
  - New siding (2011)
  - Eaves & guards, soffits and fascia (2010)
  - New roof with 25 year shingles (2010)
  - Custom, built-in closets in 2 bedrooms (2010)

A pre-list home inspection was provided by Tom Woolley from The Home Check on Friday May 27th, 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.