



INTRODUCING 27 WATSON STREET

JILL FEWSTER-YAN | ERIN GREGORY | JENNIFER GIBSON | LARRY YAN | RICARDO AGBAY JR
BROKER | BROKER | SALES REPRESENTATIVE | SALES REPRESENTATIVE | SALES REPRESENTATIVE

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ABOUT THE HOME

Welcome to this beautifully maintained 3+1 bedroom, 2-bath bungalow tucked away on a quiet street in Scarborough’s desirable Highland Creek community. This home boasts pride of ownership, solid mechanics, incredible versatility and move-in ready comfort. Step inside the spacious front entry addition to a bright formal living and dining room enhanced by a stunning picture window that floods the space with natural light. The updated kitchen features stone countertops and stainless-steel appliances. The main floor features three bedrooms, 2 with walkouts to the deck and back yard, all served by the main 3-piece bathroom with a walk-in shower. On the lower level, you will find a fully finished living area ideal for an extended family or potential rental income. This versatile space includes an additional bedroom, a large living area, a full bathroom, and a second kitchen, all with above-grade windows for natural light. Whether you're looking to generate income or need space for guests or adult children, this lower level has you covered. You'll also find ample storage with a cold room, multiple closets, a laundry room and a utility room, perfect for keeping your seasonal items neatly organized.



ABOUT THE COMMUNITY

Nestled in historic Highland Creek, this home offers easy access to everything needed for comfortable living. Walk to popular restaurants, including Italian at Fratellis, the best pizza - Mark’s Pizza, brunch at Ted’s Diner or takeout BBQ at the iconic Northern Smokes. Top-notch amenities, including a gym, yoga studio/coffee shop, bakery, butcher shop, bank, places of worship, and medical offices, are all within a short walk. Nature lovers will appreciate exploring the trails through Highland Creek Ravine and Colonel Danforth Park, which connect to the Waterfront Trail along Lake Ontario. Commuters will love the proximity to Kingston Road and either Rouge Hill GO station or Guildwood GO station. With excellent neighbourhood schools and the University of Toronto Scarborough Campus and Centennial College within walking distance, the entire family will benefit from the convenience of this ideal location.

PROPERTY INFORMATION

Taxes:	\$4,399 (2024)	Electrical:	100 amp service
Lot Size: <small>(as per GeoWarehouse)</small>	Front: 50.09 ft S side: 114.6 ft N side: 114.63 ft Rear: 50.07 ft	Utility Costs (monthly average based on a 12 month period):	
		Heat:	\$106 average monthly cost
		Hydro:	\$88 average monthly cost
		Water:	\$64 average monthly cost
Legal Description:	LT 14, PL 1807 ; SCARBOROUGH , CITY OF TORONTO	Inclusions:	Fridge, stove, dishwasher, window coverings, electrical light fixtures, bathroom mirrors, basement fridge, washer and dryer
Parking:	1-car attached garage 2-car parking in private driveway	Exclusions:	Washroom stand-alone cabinets and three kitchen stand-alone cabinets, two shelves in laundry
Possession:	30-90 days		
Heating/Cooling:	Forced air gas furnace Central air conditioning		

A pre-list home inspection was provided by Gordon Mathieu from Carson Dunlop on Aug 26, 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.