



INTRODUCING 345 FLAGSTONE TERRACE

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

345Flagstone.com



ABOUT THE HOME

The search ends here! Welcome to 345 Flagstone Terrace, a unique and beautiful 4 plus 1 bedroom bungalow nestled in the heart of the prestigious Waterfront Community of West Rouge. This bright, spacious home exudes warmth and has been thoughtfully renovated, making it completely move-in ready. Ideally located close to everything you need for comfortable living, you will love easy access to eateries, parks, transit and the best schools, all the benefits that make West Rouge such a fabulous place to live. A spacious front porch, perfect for enjoying your morning coffee or casual chats with neighbours, leads you to the front door. Once inside you will instantly notice the extensive upgrades and thoughtful touches that make this home so special. The open-concept layout of the kitchen, dining area, and living room lends itself perfectly to both family time and entertaining. A walk-out from the living room to the deck extends the living space outdoors, allowing company to flow seamlessly from one area to another. A gas fireplace and vaulted ceilings make this room cozy and inviting. The renovated gourmet kitchen features stone countertops and stainless steel appliances, along with a large area for the family to share meals. Just off the living room is the luxurious primary bedroom retreat with vaulted ceilings, a huge closet with floor to ceiling built-in shelving and an ensuite washroom with walk-in shower. The remaining 3 bedrooms are all on the main level and share the main washroom with a soaker tub. The lower level of the home has been fully renovated to provide even more living space, including a large recreation room, a full washroom with a walk-in shower and a separate room which could be used for a 5th bedroom, home office or exercise room.



ABOUT THE COMMUNITY

345 Flagstone Terrace is located a short walk from the shores of Lake Ontario and the scenic Waterfront Trail, perfect for walking, running, or biking. Families will love the abundance of nearby parkland. You can launch a canoe, kayak, or just enjoy a swim at the beach at nearby Rouge Beach and enjoy tobogganing in Adams Park and skating on the Rouge Beach duck pond in winter. This neighbourhood is truly a 4 seasons playground for outdoor enthusiasts! Everyday conveniences are minutes away with local plazas offering grocery stores, bakeries, banks, Shoppers Drug Mart, LCBO, and more. Commuting is simple with quick access to Kingston Road, Hwy 401, and Rouge Hill GO Station. Don't miss this opportunity to make 345 Flagstone Terrace your forever home in one of Toronto's most family-friendly neighbourhoods!



PROPERTY INFORMATION

Taxes:	\$6200 (2025)	Inclusions:	Fridge, stove, dishwasher, window coverings, electrical light fixtures, bathroom mirrors, basement fridge, basement bar fridge, washer and dryer, garden shed, garage door opener and remote(s)
Lot Size: (as per GeoWarehouse)	Front: 70.09 ft S side: 126.74 ft N side: 125.15 ft Rear: 50.10 ft	UPGRADES BY THE CURRENT HOME OWNERS INCLUDE:	<ul style="list-style-type: none">· Carpet on basement stairs 2025· New hardwood floors throughout main floor 2025· New Furnace 2025· Interior painting 2021· Deck installed 2021· Natural gas hookups for BBQ, patio heater 2021· Luxury vinyl flooring in the basement 2021· New patio door 2021· Bathroom upgrades 2021
Legal Description:	LT 137, PL 612 ; S/T TP41412 SCARBOROUGH , CITY OF TORONTO		
Parking:	1-car attached garage 5-car parking in private driveway		
Possession:	30-90 days		
Heating/Cooling:	Forced air gas furnace Central air conditioning		
Hot Water Tank:	Rented at \$45+hst/month		
Electrical:	100 amp service		

A pre-list home inspection was provided by Tom Woolley from The Home Check on September 4th, 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.