



INTRODUCING
393 LAWSON ROAD

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393Lawson.com



ABOUT THE HOME

Welcome to 393 Lawson Road, a spacious and versatile four level back-split nestled in the heart of the Waterfront Community of West Rouge - one of Toronto's most desirable waterfront communities. Offering functional living space throughout the home - it is an ideal home for families who want comfort, convenience, and connection to nature. Step inside to a bright foyer leading to an updated kitchen with stainless steel appliances and direct side entrance access. Overlooking Adams Park, the kitchen offers a serene backdrop for everyday living. The formal dining and living areas are filled with natural light, with the living room featuring a walkout to a fully fenced backyard with stunning gardens - perfect for children, pets, and outdoor entertaining. Upstairs, you'll find 3 spacious bedrooms sharing a 4-piece semi-ensuite bathroom. Step down to the lower level and enjoy a bright, oversized family room with updated flooring. This is the perfect room for kids to play, and has enough space to use for multi-purposes - a family room, play room , home office or even a home gym! This level also features a 2 piece bathroom and convenient 4th bedroom, offering flexibility for parents or for overnight guests to stay. The unfinished basement includes plenty of additional storage space, the laundry area including a double laundry sink, a separate shower stall plus a workshop bench! With a attached single care garage and private 2-car driveway, theres plenty of parking for everyone.



ABOUT THE COMMUNITY

393 Lawson Rd 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 393 Lawson Rd your forever home in one of Toronto's most family-friendly neighbourhoods!



PROPERTY INFORMATION

Taxes:	\$4,554.68 (2025)	Inclusions:	Existing fridge, stove, dishwasher, window coverings, electrical light fixtures, bathroom mirrors, clothes washer and dryer, garage door opener and remote(s), central vac & equipment
Lot Size: (as per GeoWarehouse)	Front: 50.05 ft E side: 132.13 ft W side: 132.76 ft Rear: 50.06 ft	Rental Equipment:	Hot Water Tank, Enercare \$24.90+hst
Legal Description:	LT 37, PL 8867 , S/T SC444108 ; SCARBOROUGH , CITY OF TORONTO	UPGRADES BY THE CURRENT HOME OWNERS INCLUDE:	<ul style="list-style-type: none">· Kitchen Exhaust Fan (2025)· Roof (2024)· Front porch patio stones (2022)· Kitchen Appliances; Stove & Dishwasher (2020)· Stainless Steel Fridge (2019)
Parking:	1-car attached garage 2-car parking in private driveway		
Possession:	30-90 days		
Heating/Cooling:	Forced air gas furnace Central air conditioning		
Electrical:	100 amp service		

A pre-list home inspection was provided by Ian Calman from Pillar to Post on September 12th, 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.