



# INTRODUCING 32 RAMBLEWOOD DRIVE

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32Ramblewood.com





# ABOUT THE HOME

Welcome to 32 Ramblewood Drive, a beautifully renovated executive home located on one of the most prestigious streets in the sought-after Waterfront Community of West Rouge/Centennial. Offering over 3,100 square feet above grade, this 4 bed, 3 bath detached home blends elegance, functionality, and comfort for today's modern family. Step into the bright foyer & find a spacious main floor with beautiful, new hardwood flooring throughout. The main floor includes a sun-filled front office, a stylish 2-piece powder room, and a mudroom with a separate entrance & custom built-ins for everyday organization. The expansive living room flows seamlessly into dining room which is spacious enough to host the whole family! The open-concept kitchen, designed with custom cabinetry and stone counters is sure to please the chef of the family. Walk-out from the kitchen to the private backyard & entertain outdoors on the large deck, surrounded by mature trees and a fully fenced yard - perfect for kids and pets. A generous family room with a cozy fireplace and direct yard access complete this level. Upstairs, discover four spacious bedrooms, including a luxurious primary retreat with a custom walk-in closet and a spa-like 5-piece ensuite featuring the convenience of in-suite laundry. The main bathroom is designed with double sinks, making it highly functional for families. The finished basement provides even more living space with a large rec room and fireplace, a rough-in for an additional bathroom, an extra bedroom, and a versatile utility/storage area with room for a workshop. Enjoy peace of mind with solid mechanics and updates including a new roof, new windows, upgraded eaves/soffits/fascia, new hardwood flooring, renovated kitchen and ensuite bathroom, a new furnace, and in-ground sprinklers, landscaping and deck. Parking is a breeze with a private 2-car driveway and an attached 2-car garage with direct access. This is a rare opportunity to own a fully renovated home in one of Toronto's most desirable waterfront communities.



# ABOUT THE COMMUNITY

32 Ramblewood Drive 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 32 Ramblewood Drive your forever home in one of Toronto's most family-friendly neighbourhoods!



# PROPERTY INFORMATION

<b>Taxes:</b>	\$7,050 (2025)
<b>Lot Size:</b> <small>(as per GeoWarehouse)</small>	Front: 66.07 ft Depth: 104.40 ft
<b>Legal Description:</b>	PCL A-2, SEC M1752 ; PT BLK A, PL M1752 , PART 1 , 66R10968 ; SCARBOROUGH , CITY OF TORONTO
<b>Parking:</b>	2-car attached garage 2-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>	200 amp service
<b>Inclusions:</b>	Existing fridge, stove, built-in microwave, dishwasher, beverage fridge, all blinds and curtain rods, electrical light fixtures, bathroom mirrors, clothes washer and dryer, garage door opener and remote(s), owned hot water tank, central vac & equipment, office desk

<b>Exclusions:</b>	Basement fridge, curtain panels in living room, dining room & primary bedroom (rods will remain), faux fireplace in dining room
<b>UPGRADES BY THE CURRENT HOME OWNERS INCLUDE:</b>	
	· New washer & dryer (2025)
	· New faucets in tub, shower & sink in main bathroom (2025)
	· New hardwood scheduled for install in living room (2025)
	· Furnace (2024)
	· In-ground sprinkler system (2024)
	· Eaves, soffits & fascia (2023)
	· Windows (2022)
	· Roof & attic insulation (2022)
	· Renovated kitchen (2022)
	· Ensuite bathroom (2022)
	· Hardwood flooring on main floor (2022)
	· Interior painting (2022)
	· Landscaping & deck (2019)

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