



INTRODUCING  
420 BROWNFIELD GARDENS

JILL FEWSTER-YAN  
BROKER

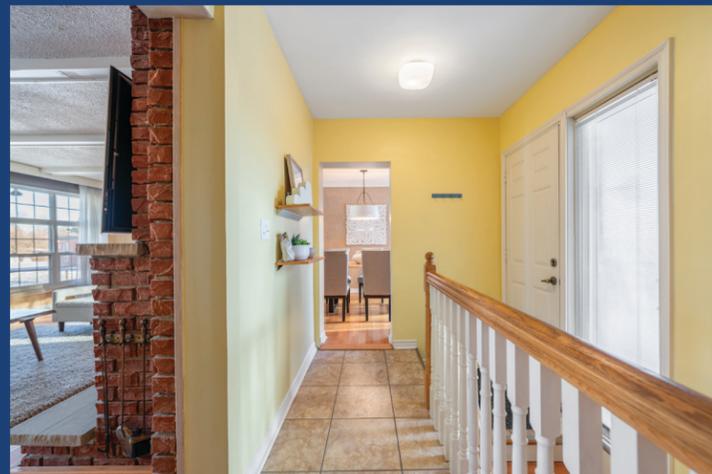
ERIN GREGORY  
BROKER

[420Brownfield.com](http://420Brownfield.com)



# ABOUT THE HOME

Welcome to this beautifully updated bungalow located at 420 Brownfield Gardens in the vibrant Waterfront Community of West Rouge, nestled on the shores of Lake Ontario. This bungalow is on a quiet, child-safe cul-de-sac and families will appreciate being only steps from the West Rouge Jr PS. This versatile 3+1 bedroom, 2-bathroom home combines stunning curb appeal with solid mechanical updates. Inside, the bright and welcoming combined living and dining area is framed by two large picture windows that flood the space with natural light. A charming wood-burning fireplace creates a warm focal point, and a walk-out leads to a spacious patio that is perfect for entertaining or relaxing with family and friends. The refreshed eat-in kitchen features updated cabinetry and stainless-steel appliances, providing a clean, modern feel with excellent functionality. The main floor includes three bedrooms with hardwood floors, all served by a well-appointed 4-piece bathroom. The bright, finished lower level adds exceptional flexibility, offering a large recreation room, an additional bedroom, and a 3-piece bathroom with a walk-in shower. With its separate entrance, the lower level is ideal for in-law accommodations, extended family, guests, or potential rental income. A dedicated utility and workshop area provides generous storage for seasonal and household items. Whether you're looking to downsize, invest, or accommodate a growing family, this home combines comfort, functionality, and unbeatable location in one outstanding package.



# PROPERTY INFORMATION

**Taxes:** \$4,667.80 (2025)

**Lot Size:** (as per GeoWarehouse)  
 Front: 63.99'  
 North Side: 133.52'  
 Rear: 64.15'  
 South Side: 140.02'

**Legal Description:** LT 72, PL 612 ; S/T TP41412 SCARBOROUGH , CITY OF TORONTO

**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

**Inclusions:**

Existing fridge, stove, dishwasher, built-in microwave, all window coverings, all electrical light fixtures, bathroom mirrors, clothes washer and dryer, generator, gas BBQ, attached TVs, in-ground sprinkler system, garden shed, hot water tank (owned)

**Recent Upgrades by Current Homeowners:**

- Furnace & A/C (2023)
- Roof Shingles (2021)
- Generator (2016)
- Exterior Stucco (2016)
- Outdoor Landscaping (stonework, steps, lighting & in-ground sprinkler system) (2015)

# ABOUT THE COMMUNITY

Life in West Rouge offers an incredible balance of nature, community, and convenience. With great schools, beautiful parks, and the Waterfront Trail close by, there is always something to see and do. Enjoy an active lifestyle with easy access to Rouge National Urban Park, where miles of trails and green space invite year-round adventure. Spend your days picnicking or tobogganing at Adams Park, biking along the shores of Lake Ontario, or cooling off at Rouge Beach. The neighbourhood is rich with amenities, including a public library, 2 community centres, soccer fields, baseball diamonds, splash pads, skatepark, playgrounds, and tennis courts, offering something for every member of the family. You'll also love being just steps from the famous Black Dog Pub, along with a popular local pasta restaurant and a neighbourhood convenience store. Commuting and travel are effortless with nearby GO Transit service, TTC access, and Highway 401 all within easy reach. Don't miss your opportunity to call this exceptional community home.

A pre-list home inspection was provided by Tom Wooley from The Home Check on February 11, 2026. 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.