



INTRODUCING
28 BOWES GARDEN COURT

JILL FEWSTER-YAN
BROKER

JENNIFER GIBSON
SALES REPRESENTATIVE

MICHELLE TOON
BROKER

LARRY YAN
SALES REPRESENTATIVE

RICARDO AGBAY JR
SALES REPRESENTATIVE

28BowesGarden.com



ABOUT THE HOME

Welcome to 28 Bowes Garden Court – a home designed with busy family life in mind, offering the perfect blend of space, function, and modern convenience. This beautifully updated 4-bedroom, 4-bathroom home is tucked away on a quiet cul-de-sac, creating a safe and welcoming environment for kids to play and families to connect. The thoughtfully designed layout features a combined living and dining room with a cozy wood-burning fireplace, a main floor office ideal for working from home, and a spacious, updated kitchen that flows seamlessly into a sun-filled family room with a walkout to the fully fenced backyard. Outside, enjoy a low-maintenance stone interlock patio – perfect for family BBQs and entertaining. Upstairs, you'll find four generous bedrooms including a primary retreat with a walk-in closet and ensuite bath, along with the added convenience of upper-level laundry and abundant storage. The finished basement offers incredible versatility with a large rec room ideal for a media area and home gym, an additional bedroom, a 3-piece bathroom, and plenty of extra storage space. With hard surface flooring throughout for easy maintenance and a substantial investment in all the home's mechanics already completed – including the roof, furnace, air conditioner, hot water tank, windows, siding, basement waterproofing, upgraded attic insulation, and thoughtful expansions to enhance the home's living space – this is a truly move-in-ready home built for comfortable, everyday living.



PROPERTY INFORMATION

Taxes: \$6,093 (2026)

Lot Size: (as per GeoWarehouse)
 Front: 59.36 feet
 North side: 128.3 feet
 South side: 110.97 feet
 Rear: 49.72 feet

Legal Description: PCL 187-1, SEC 66M2140; Lot 187, Plan 66M2140 ; Scarborough, City of Toronto

Parking: 2-car garage
 6-car parking in private driveway

Possession: 30-90 days

Heating/Cooling: Forced air gas furnace
 Central air conditioning

Electrical: 100 amp service

Utilities:
 Hydro ~\$66/month (average based on a 12 month period)
 Gas ~\$133/month (average based on a 12 month period)
 Water ~\$173/month (average based on a 12 month period)

Inclusions: Stainless steel fridge, stove, range hood, dishwasher, microwave, washer and dryer, all custom window shutters, all electrical light fixtures, all bathroom mirrors, built-in shelving, garage door opener/remote, central vacuum & related equipment & garden shed

Exclusions: 2 wall sconces in main floor office, 4 wall-mounted display cabinets in the family room & wall-mounted TV in the basement (wall-mount will remain)

ABOUT THE COMMUNITY

For those who enjoy an active, outdoor lifestyle, West Rouge offers an incredible range of options just moments from your door. The Waterfront Trail and Rouge National Urban Park provide endless opportunities for walking, cycling, and exploring nature year-round. Spend afternoons picnicking, splashing around, or tobogganing at Adams Park, enjoy a game of tennis at the West Rouge Community Centre, or take advantage of the nearby Rouge River with a paddle out on the water. 28 Bowes Garden Court is ideally located close to excellent schools at all levels, along with convenient local plazas offering shops, grocery stores, banking, an LCBO and Beer Store, and a variety of restaurants. Commuting is simple with easy access to Rouge Hill GO Station, TTC routes, Kingston Road, and Highway 401, making it easy to get where you need to go while still enjoying the relaxed, community feel of West Rouge. Make this exceptional home and neighbourhood your own and experience the best of waterfront living in the city.

A pre-list home inspection was provided by Ian Calman from Pillar to Post on April 11th, 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.