



INTRODUCING 94 CLAPPISON BOULEVARD

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BROKER

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GIBSON
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94Clappison.com



ABOUT THE HOME

Offering the space, updates and functionality first-time buyers hope to find at an attractive price point for West Rouge, this move-in ready 3 bedroom, 4 bathroom home offers just over 2,000 sq ft of living space and plenty of room to grow. The main floor features a large foyer with coat closet, a renovated kitchen with quartz counters, stainless steel appliances and new luxury vinyl tile flooring, plus a convenient 2 piece powder room. A separate living room, family room and formal dining room provide flexible everyday living and entertaining space, while the four-season sunroom addition is a standout feature with two skylights and a cozy fireplace. Walk out from both the kitchen and sunroom to a fully fenced backyard with a deck, stone patio, gazebo and included kids play structure, with mature trees for privacy and lots of grassy space to play. Upstairs are three generously sized bedrooms and two full bathrooms. The oversized primary bedroom feels like two rooms in one, with a separate dressing room or work-from-home space and a renovated 3 piece ensuite. A spacious & renovated 4 piece main family bathroom complete the level. The finished basement adds even more usable living space with a large recreation room and fireplace, home office/gym, laundry room, additional 3 piece bathroom and plenty of storage. With multiple living areas, four bathrooms, a private backyard and thoughtful updates throughout, this is a fantastic opportunity to get into West Rouge with a home that is comfortable today and offers the space a family can continue to grow into.



PROPERTY INFORMATION

Taxes:	\$4,956.83 (2026)	Inclusions:	Fridge, oven, cooktop, range hood, dishwasher, microwave, washer, dryer, all window coverings, electrical light fixtures, bathroom mirrors, wardrobes in primary bedroom, garage door opener/remote, central vacuum/related equipment, outdoor gazebo, play structure, shed
Lot Size:	Depth: 110.13 ft Front: 50.06 ft	Exclusions:	Garage freezer, basement shelving unit
Legal Description:	Lot 39, Plan 8658 , S/T SC429245 ; Scarborough, City of Toronto	RECENT UPGRADES:	• Updated kitchen including quartz countertops (2026) • Luxury vinyl tile flooring in foyer and kitchen (2026) • Interior painting (2026) • Updated light fixtures (2026) • Roof shingles above the sunroom (2024)
Parking:	2-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		
Rentals:	Hot Water Tank, \$25.87/month		

ABOUT THE COMMUNITY

94 Clappison Boulevard is located in a prime West Rouge location, walking distance to schools, parks, shopping plaza, GO Train, and the Waterfront Trail! There's lots to do and see in the neighbourhood (see WestRougeWaterfrontHomes.ca), with excellent schools, parks and the Waterfront Trail close-by. Everyone will benefit from a healthy lifestyle as they enjoy being within walking distance from an abundance of parks and outdoor spaces including the Rouge National Urban Park and Rouge Beach. Your family can picnic and toboggan at Adams Park, bike ride along the waterfront or cool off in the splash park at the Port Union Village Common. There are also a variety of top-notch amenities, including the public library, community centre with gym facilities, skateboard park, soccer fields, playgrounds and tennis courts and the local plaza with LCBO, Beer Store, vet clinic, doctor's office, pharmacy, banking, convenience store and a variety of eateries, Excursions outside the neighbourhood are made easy with the GO train, TTC and 401 close-by. Don't miss out on this beautiful home and cottage in one in an amazing community!

A pre-list home inspection was provided by Ian Calman from Pillar to Post on August 13, 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.