



INTRODUCING 349 DECIMAL PLACE

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349Decimal.com



ABOUT THE HOME

Welcome to 349 Decimal Place, a picturesque 3+1 bedroom, 2 bathroom bungalow offering an incredible backyard and gardens, an expansive 90 x 95 ft lot, and a separate entrance to the finished lower level that creates exciting potential for multigenerational living or future income. Beautifully situated in the prestigious waterfront community of West Rouge, this lovingly cared for home combines move in ready comfort with flexibility for the future. From the moment you arrive, the curb appeal impresses with mature trees, established perennial gardens and a warm, welcoming presence. Inside, the bright main floor features a comfortable living and dining area with a large bow window that fills the space with natural light. The cheerful eat in kitchen is equipped with stainless steel appliances and a large skylight, while three good sized bedrooms and a renovated main bathroom make the layout ideal for families, downsizers or anyone looking for convenient single level living. Outside, the fully fenced backyard is a true highlight of the property, with beautiful gardens, a large stone patio and an expansive lawn offering plenty of room for entertaining, relaxing, children to play and pets to roam. A separate back entrance can be closed off from the main living area and provides direct access to the finished lower level, adding valuable versatility to the home. Downstairs, two large living spaces offer incredible flexibility for a spacious family room, recreation area, home gym, office or additional accommodations for an extended family. With its separate access and flexible footprint, the lower level also has income generating potential. With its beautiful outdoor setting, generous lot, adaptable layout and spotless condition, 349 Decimal Place offers a rare combination of comfort, privacy and opportunity in one of Toronto's most sought after communities.



PROPERTY INFORMATION

Taxes:	\$4,834 (2025)	Inclusions:	Fridge, stove, washer, dryer, all blinds, electrical light fixtures, bathroom mirrors, built-in shelving, security system, furnace, air conditioner, owned tankless water heater
Lot Size: (as per GeoWarehouse)	Front: 91.13 ft N side: 96.80 ft S side: 95.00 ft	Exclusions:	Gas BBQ, microwave, curtains & rods
Legal Description:	PCL M-5-10-1, SEC Township of Pickering ; Lt 10, PI M5 ; S/T PI374 Scarborough , City of Toronto	UPGRADES BY THE CURRENT HOMEOWNER INCLUDE:	- Freshly painted throughout (2026) - New broadloom in bedrooms and basement (2026) - Upgraded light fixtures throughout home (2026) - New windows (2025/2023) - New front and back door (2025/2023) - New washer and dryer (2024) - Renovated upper level bathroom (2023) - Landscaping (2023) - Security system (2023) - Roof (2022) - Driveway (2019) - Furnace & Air conditioner (2015) - Owned tankless hot water heater
Parking:	1-car attached garage 3-car parking in private driveway		
Possession:	30-90 days		
Heating/Cooling:	Forced air gas furnace Central air conditioning		
Electrical:	100 amp service		
Utility Costs (monthly average based on a 12 month period):			
Hydro:	\$121.00 / month		
Gas:	\$78.00 / month		
Water/Waste:	\$84.20 / month		

ABOUT THE COMMUNITY

Location is everything, and West Rouge is simply fabulous! Set in one of Toronto's most family-friendly communities, 349 Decimal Place puts you within walking distance of the shores of Lake Ontario and the scenic Waterfront Trail, where you can walk, run or cycle while enjoying the beauty of the waterfront. Outdoor enthusiasts will feel right at home with an abundance of nearby parkland and year-round recreation. Head to Rouge Beach to launch a canoe or kayak, or simply enjoy a day by the water. In winter, Adams Park is perfect for tobogganing, while the Rouge Beach duck pond becomes a favourite spot for skating or bird watching. Everyday conveniences are also close at hand, with nearby plazas offering grocery stores, bakeries, banks, Shoppers Drug Mart, LCBO and more. Commuters will appreciate quick access to Kingston Road, Highway 401 and Rouge Hill GO Station, making getting around the city a breeze. With nature, recreation, shopping, transit and excellent schools all within easy reach, it's easy to see why West Rouge is such a wonderful place to call home.