



INTRODUCING 47 PEPPER TREE DRIVE

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47PepperTree.com



ABOUT THE HOME

Welcome to 47 Pepper Tree Drive, a lovingly maintained 3 bedroom, 3 bathroom detached home on a quiet, mature tree-lined street in the Waterfront Community of West Rouge. Owned by the same family for 29 years, this special home has been enjoyed and impeccably maintained and is ready for its next chapter. Tucked away in a private enclave of homes south of Lawrence, the home offers a spacious multi-level layout with plenty of room for everyday family living. The bright living and dining rooms overlook the front yard, while the heart of the home is found at the back where the kitchen and family room enjoy beautiful views and natural light from the east-facing backyard. Step outside to an immaculate and private outdoor space designed to be enjoyed, with a large deck, gazebo, patio area and beautifully maintained gardens providing plenty of room for outdoor dining, entertaining or simply relaxing. A gazebo and 2 garden sheds add additional function and storage. Back inside, the inviting family room features a cozy fireplace, patio door walkout to the yard and a tucked-away office perfect for working from home. Upstairs are 3 good-sized bedrooms and a 4-piece bathroom, including a primary bedroom with double closets. The finished lower level provides even more living space with new broadloom, a convenient laundry area and 3-piece bathroom, while an impressive crawl space offers an abundance of storage. A 2-car garage and private double driveway provide plenty of parking. This is a wonderful opportunity to own a longtime family home in one of West Rouge's most established and desirable neighbourhoods.



PROPERTY INFORMATION

Taxes: \$4,841.73 (2026)
Lot Size: (as per GeoWarehouse) Front: 45 ft
Depth: 150 ft
Legal Description: LT 18 PL 8652 SCARBOROUGH;
TORONTO , CITY OF TORONTO
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
Inclusions: Existing S/S Fridge, Stove, Exhaust Fan, Dishwasher, Clothes Washer & Dryer, All Window Coverings and Electric Light Fixtures, Built-In Shelving in Office, Garage Door Opener and Remote, Central Vac&Equip, Attached TV in family room, Gas BBQ, Gazebo, Two Garden Sheds
Excluded: Microwave, Basement Fridge

Rental: Hot Water Tank (\$25.89+hst with Enercare)
RECENT UPGRADES:

- Freshly painted in primary bedroom, family room and kitchen (2026)
- Brand new stainless-steel fridge, stove, dishwasher and hood vent (2026)
- Updated electrical and electrical letter (2026)
- New broadloom on stairs and basement recreation room (2026)
- New high efficiency furnace installed (2025)
- Clothes washer & dryer (2025)
- 2 garden sheds (2025)
- New air conditioning unit installed in (2023)
- Gazebo (2023)
- Backyard deck (2020)
- Roof shingles & vents (2019)
- Doors to backyard (2018)

ABOUT THE COMMUNITY

Residents of 47 Pepper Tree Drive will enjoy the kind of neighbourhood setting that keep families in West Rouge for years. Walk to the nearby plaza for LCBO, Jack & Jill Bakery, Mr. Beans coffee shop, vet clinic, doctor's offices, pharmacy, pizza and many more everyday conveniences. Enjoy nearby outdoor destinations including the Waterfront Trail and Rouge Beach Park, along with excellent neighbourhood schools and easy access to the Toronto Zoo, Centennial College and the University of Toronto Scarborough Campus. Commuters will appreciate being just a short drive from Rouge Hill GO Station, with Lawrence Avenue East bus service nearby and quick access to Highway 401 for travel east or west. Come see the possibilities and discover why this pocket of the city is such a special place to call home.

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