



INTRODUCING 1 ROLLING MEADOWS

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BROKER

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GIBSON
SALES REPRESENTATIVE

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1RollingMeadows.com



ABOUT THE HOME

A truly rare opportunity on a quiet, mature street, this beautifully updated 3 bedroom, 3 bathroom detached home is set on an extraordinary south facing lot stretching more than 260 feet deep, with ravine surrounding the property to the south and west for exceptional privacy and a picturesque, park like setting. The backyard is the undeniable highlight, featuring an enclosed inground pool with deck and pool shed, extensive interlocking pathways, mature gardens and more than 100 feet of additional green space beyond the pool, creating an incredible outdoor retreat with room to play, entertain and enjoy nature. Inside, hardwood flooring runs throughout the home. The main level offers a welcoming foyer with coat closet, a bright combined living and dining room with large windows, and an updated eat in kitchen with stone counters and stainless steel appliances including a premium Frigidaire oven. Walkout from the kitchen and enjoy BBQ season during the summer time, which connects directly to the side yard and back deck overlooking the pool. Upstairs are three generously sized bedrooms and two beautifully renovated bathrooms with luxurious marble tiles, including a 4 piece family bath and a 3 piece ensuite with heated floors and a walk-in shower. The primary bedroom enjoys peaceful views over the backyard and pool along with double closets. The fully rebuilt lower level offers an impressive family room anchored by a custom stone feature wall and Valor gas fireplace, a separate home office with walkout to the pool and yard, an integrated wine cooler, laundry room and renovated 3 piece bathroom with sauna. The lower level was professionally rebuilt from the framing with new insulation, drywall, copper wiring, designer pot lights and wood flooring. Additional highlights include a new high efficiency Bryant furnace, owned Rinnai tankless water heater, updated pool equipment including a newer vinyl liner, Raypak digital gas heater and new pump installed this year, smart irrigation, biometric front door lock & video doorbell. As a bonus there is generous crawl space for extra storage, and a 2 car garage and private 2 car driveway. A move in ready family home on a one of a kind property offering a level of space, privacy and connection to nature that is exceptionally difficult to find in this neighbourhood.



ABOUT THE COMMUNITY

Residents of 1 Rolling Meadows can walk to a wide variety of top-notch amenities including multiple parks, the local shopping plaza (with LCBO, Beer Store, vet clinic, doctor's offices and a variety of eateries) and excellent schools at all levels. Walk to the shores of Lake Ontario and the beautiful Waterfront Trail, perfect for hiking, biking or dog walking. You can launch a canoe, kayak, or just enjoy a swim at the beach at nearby Rouge Beach and skate on the Rouge beach duck pond in winter. This neighbourhood is truly a 4 seasons playground for outdoor enthusiasts! Excursions outside the neighbourhood are made easy with the Rouge Hill GO Train a short walk away, and the TTC and 401 close-by. This is a great opportunity to own one-of-a kind property that allows your family to live and grow in the fantastic, family-friendly, Waterfront Community of West Rouge.



PROPERTY INFORMATION

Taxes:	\$5,662.76 (2026)
Lot Size: (as per GeoWarehouse)	Front: 44.79 ft E depth: 267.54 ft W depth: 249.1 ft ft Rear: 35.03 ft
Legal Description:	Pt Lt 53 Plan 8652 Scarborough As In TB59033, T/W TB59033; 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
Pool Information:	Size: 36 by 18 ft Updated vinyl liner (2020) Digital gas heater (2022) Pump (2025)

Inclusions:	Fridge, stove, range hood, dishwasher, microwave, washer, dryer, all window coverings, built-in shelving, bathroom mirrors, all electric light fixtures, garage door opener/remote, central vacuum & related equipment, inground sprinklers (as-is), built-in speakers in family room, basement freezer, dehumidifier, garden equipment, deck furniture, attached gazebo, garden shed, pool shed, pool & related equipment
RECENT UPGRADES:	- Upgraded light fixtures (2026) - Landscaping: interlock pathways and new fence (2024) - Owned Rinnai tankless water heater (2023) - Kitchen: Moen Motionsense faucet, Frigidaire oven & Garburator (2022) - Bryant high efficiency furnace (2019) - Wine cooler (2016) - Renovated family room with hardwood floors, gas fireplace & electrical wiring (2015) - Renovated primary ensuite 3 piece bathroom with heated floors & glass walk-in shower (2015) - Renovated main 4 piece bathroom with luxury marble tile (2015) - Renovated 3 piece bathroom on the lower level with walk-in shower and sauna (2015)

A pre-list home inspection was provided by Ian Calman from Pillar to Post on July 30th, 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.