



INTRODUCING 35 ACHESON BOULEVARD

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35Acheson.com



ABOUT THE HOME

New build, ravine lot - the search ends here! Welcome to 35 Acheson Boulevard, a stunning newer-built 4+2 bedroom, 5-bath executive home set on a private 43 × 130 feet ravine lot in the heart of the Waterfront Community of West Rouge. Bright, spacious and utterly stunning, this exceptional home offers the perfect blend of modern style, thoughtful design and comfortable family living—and it's only 8 years young! Step inside to a bright, open-concept main floor featuring soaring ceilings, wide hallways and an impressive, sleek modern chef's kitchen complete with built-in appliances, including a wall oven and cooktop. The generous centre island, with seating for four, overlooks the grand family room, creating the perfect gathering space for both everyday life and entertaining. A walk-out leads to your private, fully fenced backyard oasis, where an expansive stone patio and luxurious hot tub invite you to relax and enjoy the tranquility of your ravine setting and perennial hydrangea garden. A versatile bonus room at the front of the house is ideal for a home office plus a convenient mudroom with direct garage access, and 2-piece powder room complete the main level. Upstairs, the spacious primary suite offers a true retreat, featuring a luxurious ensuite with a soaker tub and walk-in shower. Three additional bedrooms each enjoy ensuite access to two additional bathrooms, providing comfort and convenience for the entire family. Vaulted and coffered ceilings, along with built-in shelving in all the closets, add distinctive architectural touches and thoughtful storage throughout. The finished lower level provides even more room to live, work and play, with a spacious recreation room, full bathroom with walk-in shower, and separate versatile rooms ideal as a fifth bedroom, home office, gym and/or hobby space.



ABOUT THE COMMUNITY

Location is everything, and West Rouge is simply fabulous! Set in one of Toronto's most family-friendly communities, 35 Acheson Boulevard 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. It truly is a four-season playground right outside your door! 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. Don't miss your opportunity to make 35 Acheson Boulevard your forever home. This is more than a home; it's the lifestyle you've been searching for!



PROPERTY INFORMATION

Taxes:	\$7,834 (2026)
Lot Size: (Irregular)	Frontage: 43.31 ft Depth: 130.38 ft
Legal Description:	Lot 2, Plan 66M2538 City of Toronto
Parking:	2-car attached garage 2-car parking in driveway
Possession:	30-90 days
Heating/Cooling:	Forced air gas furnace Central air conditioning
Electrical:	200 amp service
Hot Water Tank Rental:	\$62.49+hst / mo with Crown Crest
Inclusions:	

Existing side-by-side fridge, wall oven & microwave combo, gas stainless steel cook top, stainless steel range hood, built-in dishwasher, clothes washer and dryer, all window coverings, electrical light fixtures, bathroom mirrors, garage door opener/remote, central vacuum/related equipment, built in shelving in bedrooms, hot tub and equipment, treadmill, gas fireplace

- Exclusions:**
Attached televisions (family room & bedrooms)
- RECENT UPGRADES INCLUDE:**
 - Driveway resurfacing (2026)
 - Updated light fixtures (2026)
 - Freshly painted (2026)
 - Hot tub (2021)
 - Landscaping of patio and perennial gardens (2019)
 - Upgraded hardwood floor on main level to wide 4" vintage semigloss Northern solid hardwood (2018)
 - Stairwell black steel collar spindles (2018)
 - Built-in double wall oven/microwave combo (2018)
 - Kitchen features including; cabinets finishes & design, quartz countertops, marble mosaic backsplash (2018)
 - Upstairs bathroom finishes including; floor tile, quartz countertops, cabinet drawers, Moen bathroom fixtures (2018)
 - Fireplace marble surround "white jade" (2018)
 - *See full list of upgrades!*

A pre-list home inspection was provided by Ian Calman from Pillar to Post on September 10, 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.