



INTRODUCING 160 HOLMCREST TRAIL

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160Holmcrest.com



ABOUT THE HOME

Welcome to 160 Holmcrest Trail, an attractive and well-maintained 3 bedroom bungalow tucked away on a desirable street in the sought-after Waterfront Community of West Rouge. Offering comfortable one-floor living with the added benefit of a spacious lower level, this home is an excellent choice for downsizers looking for fewer stairs, or families seeking additional living space, in-law suite potential, or room for growing kids. The bright and spacious main floor features a generous combined living and dining room, with plenty of space for entertaining family and friends. The well-appointed kitchen offers an abundance of cupboard and counter space, along with a convenient eat-in area, perfect for casual family meals. Three good-sized bedrooms share an updated main bathroom, making this level both comfortable and functional for everyday living. The fully finished lower level adds incredible versatility, featuring a large recreation room with a fireplace, an additional storage room, and a full bathroom, creating an ideal space for extended family, older children, guests, a home office or a comfortable retreat. The generous lower-level laundry room could also be transformed into a kitchenette, further enhancing the home's potential for an additional living space. Outside, the fully fenced backyard provides a wonderful private space for children and pets to play, with plenty of room for outdoor entertaining, relaxing and enjoying time together. With its flexible layout, generous living spaces and desirable West Rouge location, 160 Holmcrest Trail offers the perfect opportunity to create a home that grows and adapts with your family.



ABOUT THE COMMUNITY

Residents of 160 Holmcrest Trail 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:	\$5,248.41 (2026)	Inclusions:	Existing Stainless Steel Fridge, stove, dishwasher, built-in microwave, clothes washer & dryer, gas fireplace, all window blinds, electric light fixtures, bathroom mirrors, garage door opener/remote, basement freezer, garden shed
Lot Size:	Depth: 150.17 ft Front: 45.05 ft	Exclusions:	Basement fridge, pool table and accessories and bedroom curtains
Legal Description:	PCL 171-1, SEC M1193 ; LOT 171, PLAN M1193 ; SCARBOROUGH CITY OF TORONTO	UPGRADES BY THE CURRENT HOMEOWNER INCLUDE:	- Landscaping, play area and fire pit (2021) - Furnace and central air conditioning (2015) - Roof and upgraded attic insulation (2014) - Upgraded thermal windows and doors (2014)
Parking:	1-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		
Utility Costs:	Toronto Hydro - appr. \$140/month Enbridge Gas - appr. \$100/month		

A pre-list home inspection was provided by Ian Calman from Pillar to Post on September 22, 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.