

THE MILLS TEAM

is proud to present

230 ROUGE HILLS
DRIVE



230RougeHills.com



WELCOME HOME

Every so often, a property comes along that changes what you expect from a home.

Set on a remarkable 50' x 210' west-facing lot on the preferred block of Rouge Hills Drive, this is a property that lives far beyond its walls.

Out back, the west-facing exposure means sun-filled afternoons that stretch long into the evening. Summer unfolds around the hot tub and cabana. Kids and grandkids have room to roam. Friends linger on the deck long after dinner.

Inside, the layout is defined by flexibility. The main floor family room—with its full ensuite—opens the door to main-floor living, offering a natural option for a primary retreat with the ability to host family and friends. It's a thoughtful setup for downsizers who want ease without compromise.

The family-sized kitchen, anchored by a wood-burning fireplace and direct walkout to the backyard, sits at the centre of daily life—where weekday mornings begin and entertaining naturally gathers.

Upstairs are three well-proportioned bedrooms. The finished lower level adds even more versatility, with a separate entrance, additional bedroom, full bath with sauna, large recreation space and potential for a future kitchen—ideal for extended family, teens, guests, or income potential.

Beyond the home, the lifestyle is equally compelling. With Rouge Hill GO Station just moments away, commuting downtown is seamless. The waterfront trail, parks, playgrounds and West Rouge Community Centre are all nearby. Coffee at Mr. Beans, a stop at Lamanna's Bakery, or a visit to The Black Dog Pub quickly become part of the routine. This is a neighbourhood where life feels connected and easy.

A home with room to gather, room to grow, and room to breathe.



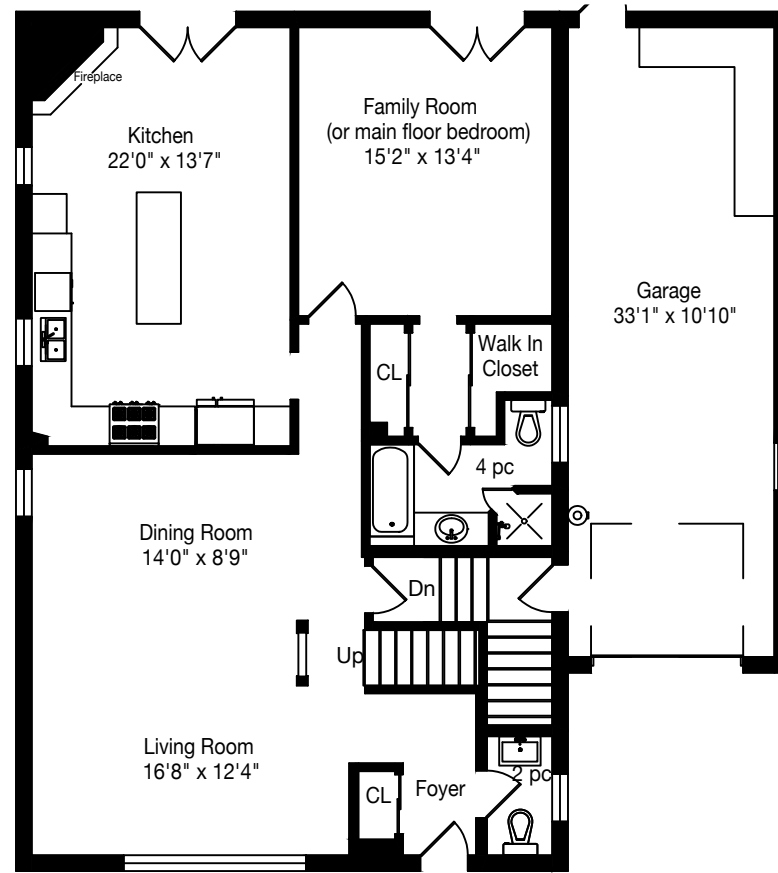


ADDITIONAL INFO

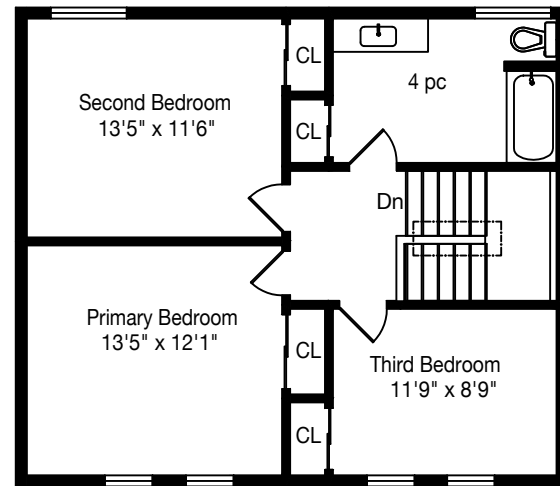
- Property Taxes:** \$5,846.91 (Annual in 2026)
- Lot Size:** 50.00 feet frontage and 210.00 feet depth (as per geowarehouse)
- Square Footage:** 2,063 sq ft per MPAC plus 1,310 sq ft lower
- Possession:** 60-90 Days/TBD
- Parking:** 2-car tandem garage plus private drive with parking for 3 cars
- Utility Costs:** *Hydro:* Approx. \$149/month (2025)
Gas: Approx. \$122/month (2025)
Water: Approx. \$144/month (2025)
- Heating:** Forced air gas furnace with central air conditioning
- Inclusions:** Stove (GE), Refrigerator (LG), Dishwasher (Samsung), Washer (Kenmore), Dryer (GE), All Parts of Furnace and Central Air Conditioner, Hot Water Tank, Garage Remotes (2), All Built-in and Attached Shelving, All Window Coverings (except where excluded below), All Electrical Light Fixtures, TV Wall Mount in Kitchen, Central Vacuum and Equipment (as-is condition), Hot Tub and Equipment, and Above Ground Pool (as-is condition) Pool Vacuum (as-is condition) and Equipment (as-is condition)
- Exclusions:** Basement Refrigerator, Chest Freezers (3), Attached Television in Kitchen, Gas BBQ, Kitchen Island, Staging Curtains
- Rental Equipment:** None

A Home Inspection Report dated June 10th 2026 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

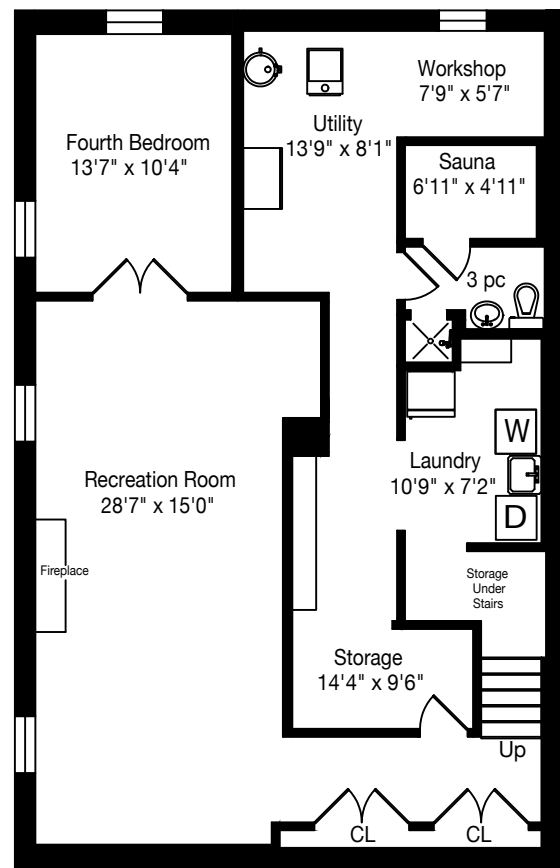




Main Floor
1310 Square Feet
+ 390 Garage

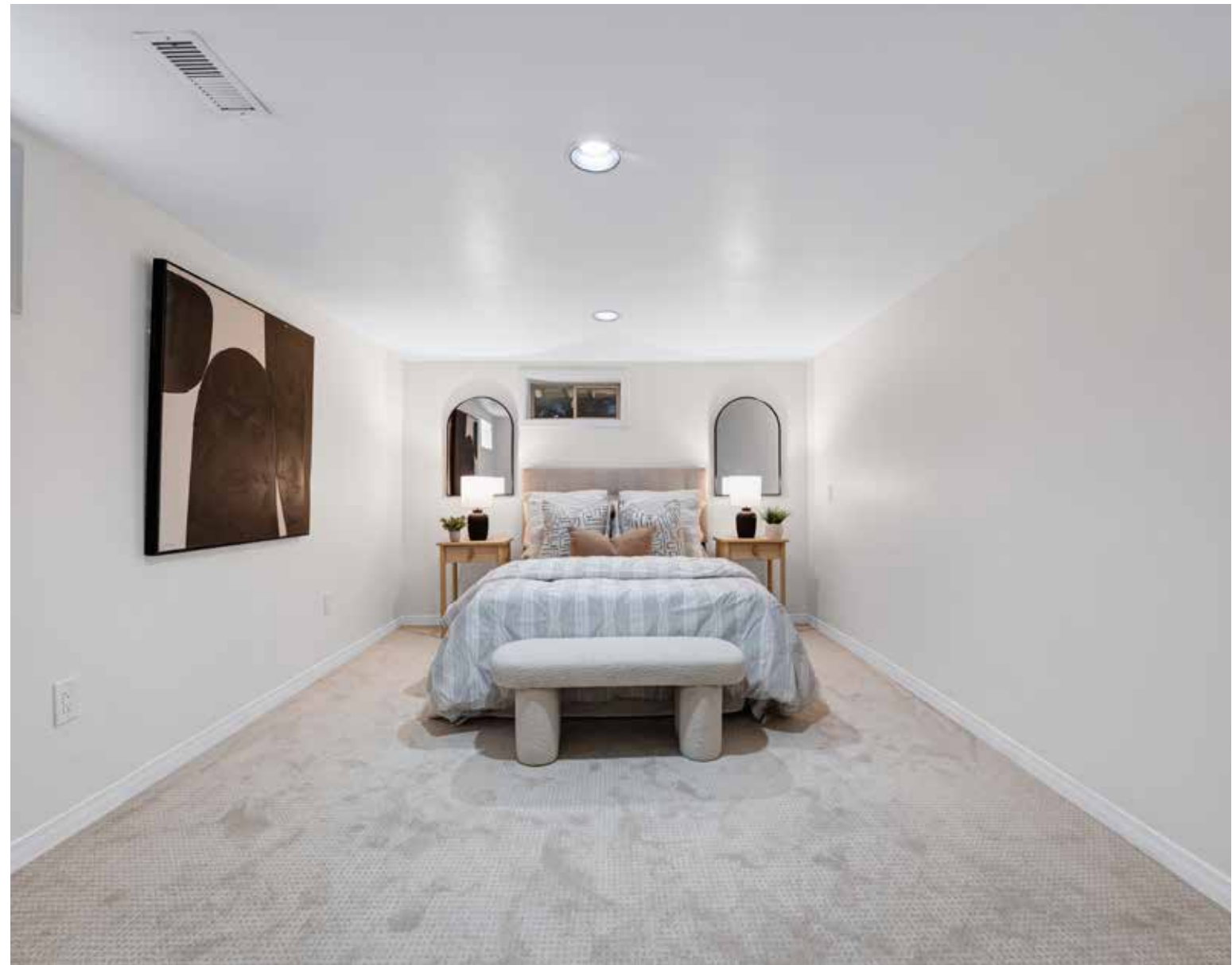


Second Floor
730 Square Feet



Lower Level
1310 Square Feet









SCHOOLS

With good assigned public schools near this home, your kids can thrive in the neighbourhood.



Nearby Schools

West Rouge Junior Public School

Designated Catchment School
Grades PK to 6
401 Friendship Ave

Joseph Howe Senior Public School

Designated Catchment School
Grades 7 to 8
20 Winter Gardens Trail

Sir Oliver Mowat Collegiate Institute

Designated Catchment School
Grades 9 to 12
5400 Lawrence Ave E

Académie Alexandre-Dumas

Designated Catchment School
Grades PK to 6
255 Coronation Dr

És Ronald-Marion

Designated Catchment School
Grades 7 to 12
2235 Brock Rd

PARKS & REC

This home is located in park heaven, with 3 parks and 16 recreation facilities within a 20 minute walk from this address.



West Rouge Park

240 Rouge Hills Dr



Rouge Park

1749 Meadowvale Rd



<1 min

Rouge Park - Rouge Beach Park

195 Rouge Hills Drive



2 mins

1 min

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|--------------------|-----------------------|
| 1 Playground | 1 Campground |
| 3 Tennis Courts | 2 Fishing Locations |
| 1 Volleyball Court | 3 Trails |
| 1 Sports Field | 1 Nature Centre |
| 1 Community Centre | 1 Fitness/Weight Room |
| 2 Beaches | |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 17 minute walk away, and the nearest street transit stop is a 3 minute walk away.

Nearest Rail Transit Stop
Rouge Hill GO

17 mins

Nearest Street Level Transit Stop
Starspray Loop At Lawrence Ave East

3 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 7km.

Scarborough Health Network - Centenary
2867 Ellesmere Rd

Fire Station
5318 Lawrence Ave E

Police Station
4331 Lawrence Ave E



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COMMUNITY SCHOOLS

Toronto District School Board 416-397-3000

www.tdsb.on.ca

JK-6	West Rouge Jr. Public School 401 Friendship Avenue	416-396-6635
7-8	Joseph Howe Sr. Public School 20 Winter Gardens Trail	416-396-6405
9-12	Sir Oliver Mowat Collegiate Institute 5400 Lawrence Avenue East	416-396-6802

French Immersion

JK-8	William G. Miller Jr. Public School 60 Bennett Road	416-396-6655
9 - 12	Cedarbrae Collegiate 550 Markham Road	416-396-4400

Toronto Catholic District School Board 416-222-8282

www.tcdsb.on.ca

JK-8	St. Brendan Catholic School 186 Centennial Road	416-393-5359
9-12	Pope John Paul II Catholic S.S. 685 Military Trail	416-393-5531

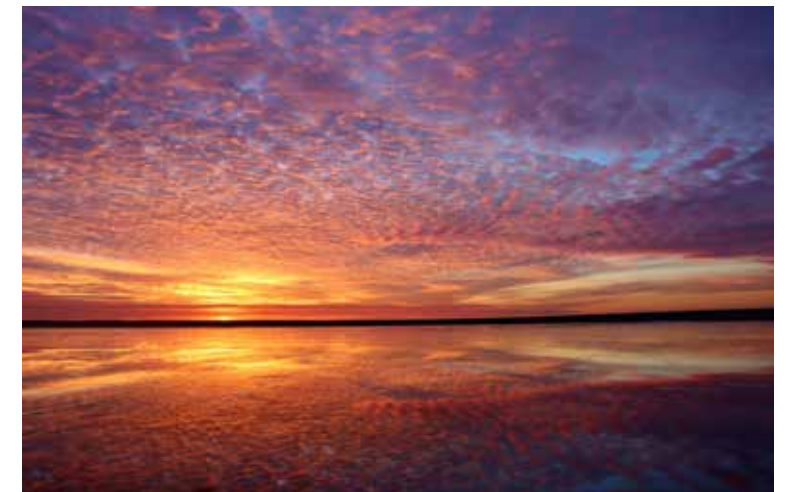
Toronto Post-Secondary Schools

www.edu.gov.on.ca

Centennial College 941 Progress Avenue	416-289-5000
Centennial - HP Science & Technology Centre 755 Morningside Avenue	416-289-8180
University of Toronto - Scarborough 1265 Military Trail	416-287-8872

Toronto Private Schools

www.edu.gov.on.ca/eng/general/elemsec/privsch





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