

THE MILLS TEAM

is proud to present

58 ROYAL ROUGE
TRAIL



58RoyalRouge.com



WELCOME HOME

Live like the Kings and Queens you are in your own Royal Rouge castle! Backing to protected Rouge National Park, this palatial 3,319 square foot family home has been impeccably maintained and tastefully updated by its original owner.

Walk-up the beautiful new interlocking walkway and into the striking foyer with centre staircase where you'll instantly feel its grandeur.

The ideal eat-in kitchen layout features an adjacent family room spanning the back of the house (originally open on builder plan to the family room but enclosed by the owner). Easily reopen to combine the spaces. The center kitchen island, abundant counter space, cabinetry, and roomy eat-in area overlook the gorgeous greenspace. Walk out from both the kitchen and family room to the large deck and flat land - summer never looked so good! Enjoy the separate living and dining rooms, plus a main floor 5th bedroom or home office.

Survey your domain from the second floor primary suite (could easily be two bedrooms it's so large) with 5-piece ensuite, walk-in closet and huge windows overlooking trees and protected park land. Three additional spacious bedrooms on this floor, one with a full ensuite and an additional full 5-piece washroom.

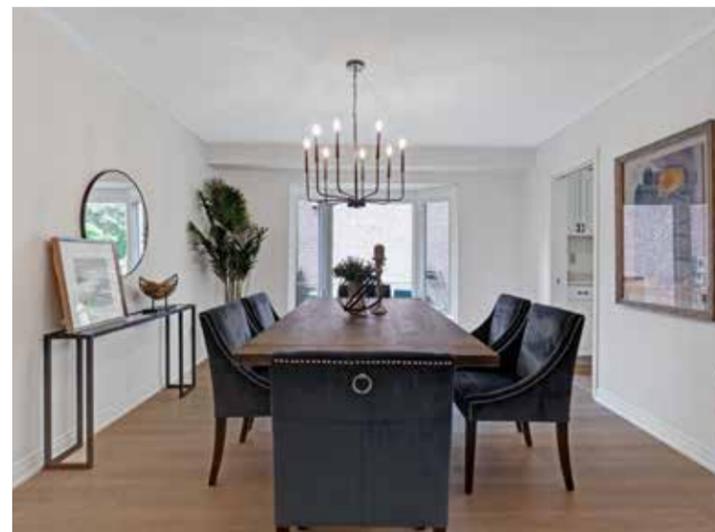
The perfect 1,728 sq ft unspoiled basement with roughed-in washroom offers endless possibilities. Fabulous potential to create a separate entrance and self-contained suite while still maintaining a portion of the basement for the main house.

The crown jewel is the two-car garage with direct entry into the mud room/laundry room, plus four car parking in the driveway.

Other luxuries include a main floor powder room, wood-burning fireplace in the family room, updated appliances, many windows replaced and 2022 roof shingles.

Enjoy endless trails, creeks, wildlife and nature in your own backyard - Rouge National Park is one of the largest urban parks in North America. Moments to Toronto Zoo, shopping, schools, 401, GO Train, Waterfront, Starbucks and famed Lamanna's Bakery.

Your kingdom awaits!



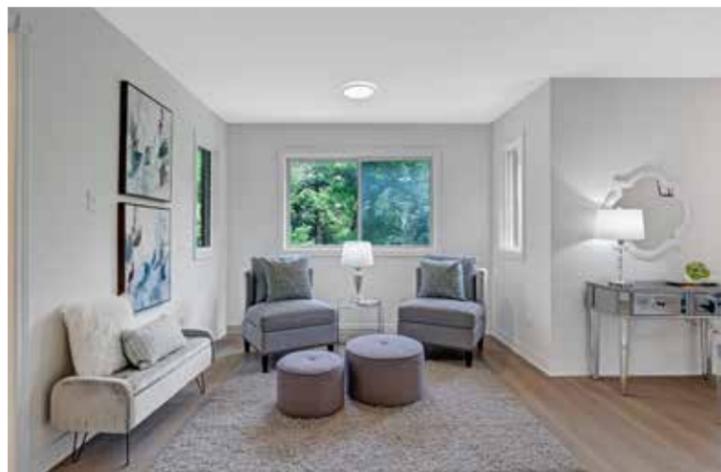


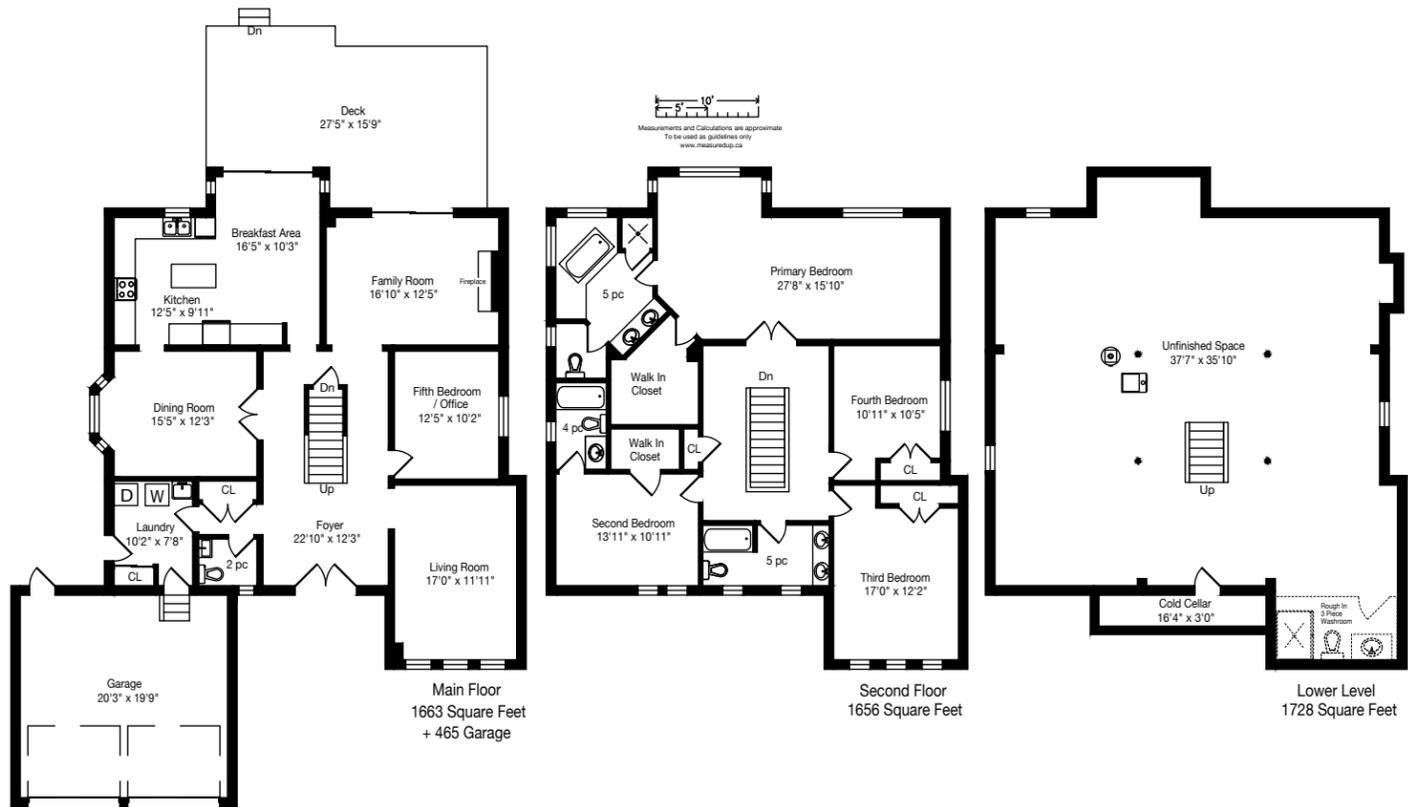
ADDITIONAL INFO

- Property Taxes:** \$6,509.13 (Annual in 2024)
- Lot Size:** 59.05 feet frontage and 128.27 feet depth as per geowarehouse (59.12 feet frontage by 123.41 ft on east side by 35.31 ft and 35.55 on rear side by 128.38 ft on west side per geowarehouse)
- Square Footage:** 3,319 sq ft per floor plans
- Possession:** 30-60 Days/TBD
- Parking:** Two car attached garage plus private drive with parking for 4 cars
- Heating:** Forced air gas furnace with central air conditioning
- Inclusions:** Stove (GE), Refrigerator (Moffat), Dishwasher (Bosch), Washer (GE), Dryer (GE), All Parts of Furnace and Central Air Conditioner, All Built-in And Attached Shelving, Basement Shelving & All Electrical Light Fixtures.
- Exclusions:** None
- Rental Equipment:** None

A Home Inspection Report dated June 24th 2024 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

E & OE







SCHOOLS

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



Rouge Valley Public School
Designated Catchment School
Grades PK to 8
30 Durnford Rd

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

Other Local Schools
Ben Heppner Vocal Music Academy
Grades 4 to 8
80 Slan Ave

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Rouge Park
1749 Meadowvale Rd

Royal Rouge Tot Lot
45 Royal Rouge Trl

< 1 min

2 mins

Glen Rouge Campground
7450 Kingston Rd

3 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|--------------------|--------------------|
| 3 Playgrounds | 1 Sports Court |
| 1 Ball Diamond | 2 Campgrounds |
| 1 Sports Field | 1 Fishing Location |
| 1 Community Centre | 3 Trails |
| 1 Splash Pad | 1 Nature Centre |
| 1 Beach | |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 4 minute walk away and the nearest rail transit stop is a 36 minute walk away.

Nearest Rail Transit Stop
Rouge Hill GO

Nearest Street Level Transit Stop
Kingston Rd. @ Sheppard Ave. E. 4 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 5.35km.

Scarborough Health Network - Centenary
2867 Ellesmere Rd

Fire Station
745 Meadowvale Rd

Police Station
4331 Lawrence Ave E



**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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