

THE MILLS TEAM

is proud to present

---

# 324 FLAGSTONE TERRACE



[324Flagstone.com](http://324Flagstone.com)





## WELCOME HOME

Bungalovers rejoice! Nestled into leisurely Flagstone Terrace, on a pool-sized lot, this babe of a bungalow has been updated in all the right ways. Not only is she oh-so pretty from the street with those shiny new windows and tended gardens, but inside this 3-bedroom beauty really turns on the charm. Offering you foodies the dream kitchen with gleaming quartz counters and stainless steel appliances, plus two fully renovated washrooms and fresh flooring throughout. Walk-out from the dining room to the quality two-tier deck that will really get your entertaining juices flowing as you imagine BBQing for all your friends while showing off your backyard oasis. The high and bright lower level offers a spacious rec room for additional living space, full washroom and two separate entrances - one through the garage into the mud/laundry room.

A wonderful waterfront community, steps to sought-after public schools, parks, tennis, community centre. Easy GO Train & 401 access + groceries, coffee at Mr Beans, The Black Dog Pub & Lamanna's Bakery moments away.

Only the best for you house hunting humans!

## RENOVATIONS & IMPROVEMENTS

- Basement bathroom remodel (2024)
- Broadloom replacement on stairs (2024)
- Luxury vinyl flooring throughout main floor (2024)
- Electrical outlet updating (2024)
- Interior Painting (2024)
- Kitchen upgrades/refresh (2024)
- New shingles installed and animal proofing (2009, 2024)
- Front and back door replacement (2020)
- Deck railing replacement (2019)
- Main bathroom remodel (2018)
- Irrigation/sprinkler system and outdoor lighting (2018)
- Attic insulation upgraded (2018)
- Garage wall waterproofing (2014)
- 2 gas fireplaces (2014)
- Driveway repaved and front steps replaced (2014)
- 2 level composite deck built (2004)
- Windows and door replacement (2011)







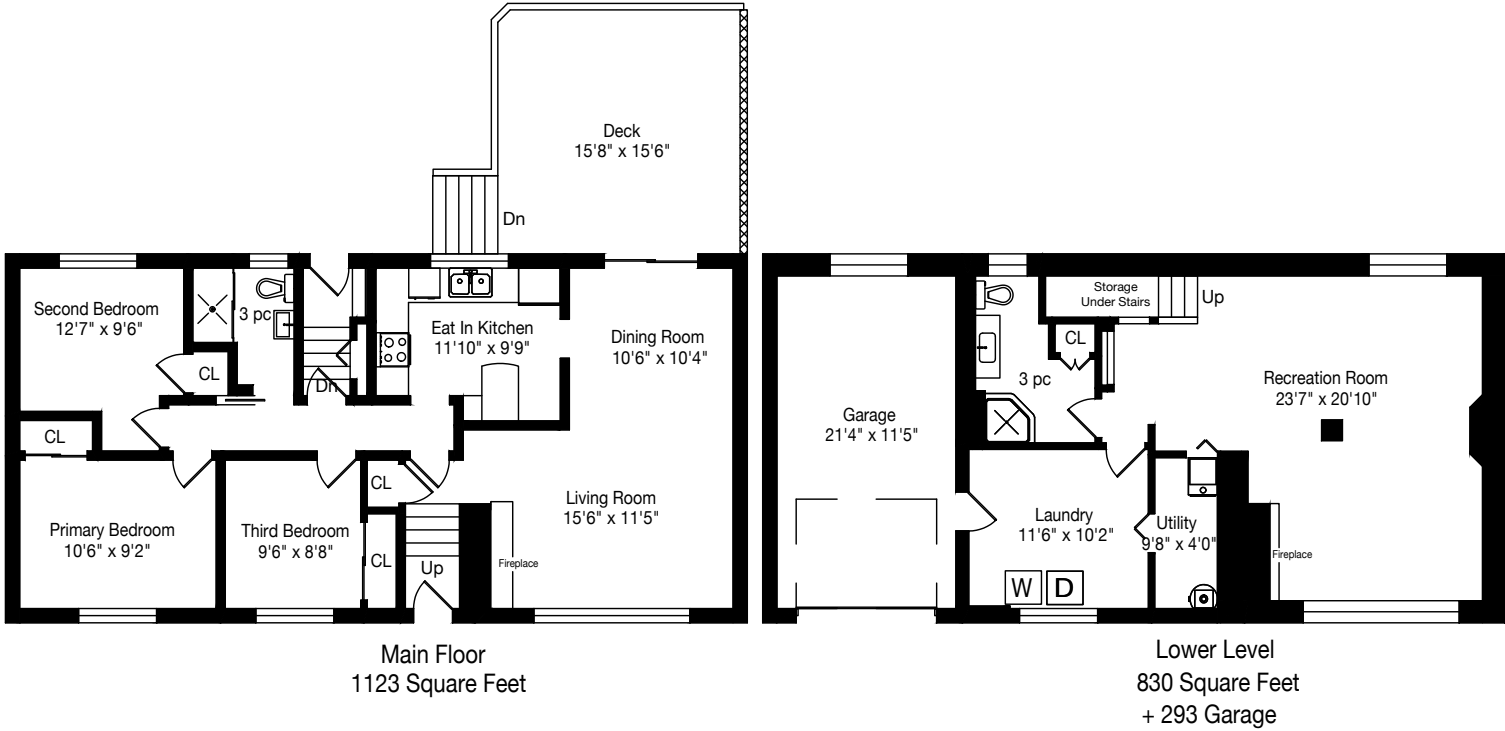
## ADDITIONAL INFO

<b>Property Taxes:</b>	\$4,320.35 (Annual in 2024)
<b>Lot Size:</b>	60 feet frontage and 125 feet depth as per geowarehouse
<b>Square Footage:</b>	1,123 sq ft as per floor plan
<b>Parking:</b>	Oversized single attached garage plus private drive with parking for 3 cars
<b>Possession:</b>	60 Days/TBD
<b>Heating:</b>	Forced air gas furnace with central air conditioning
<b>Utility Costs:</b>	<i>Electricity:</i> Approx. \$98.33/month (2024) <i>Gas:</i> Approx. \$96.66/month (2024) <i>Water:</i> Approx. \$96.91/month (2024)
<b>Inclusions:</b>	Stove (GE), Refrigerator (LG), Microwave (GE), Dishwasher (Whirlpool), Washer (GE), Dryer (GE), Basement Refrigerator (Danby), Deep Freezer (Frigidaire), All Parts of Furnace and Central Air Conditioner, All Built-in and Attached Shelving, All Electrical Light Fixtures, In-ground Sprinklers, Gas BBQ and Garden Shed
<b>Exclusions:</b>	Curtains
<b>Rental Equipment:</b>	None

A Home Inspection Report dated June 28 th 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 excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



**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

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  
4 mins

4 mins

**West Rouge Park**  
240 Rouge Hills Dr  
7 mins

7 mins

**Kirkdene Park**  
100 Kirkdene Dr  
6 mins

6 mins

**FACILITIES WITHIN A 20 MINUTE WALK**  
3 Playgrounds  
3 Tennis Courts  
1 Sports Field  
1 Beach  
1 Sledding Hill  
1 Campground  
1 Fishing Location  
2 Trails  
1 Nature Centre

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 19 minute walk away.

**Nearest Rail Transit Stop**  
Rouge Hill GO  
19 mins

**Nearest Street Level Transit Stop**  
East Ave At Ridgewood Rd North Side  
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 5.98km.

**Scarborough Health Network - Centenary**  
2867 Ellesmere Rd

**Fire Station**  
5318 Lawrence Ave E

**Police Station**  
4331 Lawrence Ave E

HoodQ

Disclaimer: These materials have been prepared for the HoodQ Homebuyer Hub and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.





**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

**TheMillsTeam.ca**

**Team@TheMillsTeam.ca**

**416.443.0300**

Lauren Rebecca\*, Michael Adams\*, Laura Lee\*, Sarah O'Neill\*, Sue Mills\*, Katie Mills\*,  
Diane Fujita\*, Priyanka Mehta, Christine Sweeny\* | \* SALES REPRESENTATIVE

324Flagstone.com



**Signature Realty**  
IND. OWNED & OPERATED BROKERAGE