

Welcome to:

19 Rodarick Drive

Located in the Lakeside Community of Centennial/West Rouge
Which is the only neighbourhood in the City of Toronto that is surrounded 3 sides
by water (The Rouge River, Lake Ontario & Highland Creek) and has no high
rises!

Don't miss the opportunity to make this meticulously maintained family home
your own; it's ready for you to move in and start creating cherished memories with
your family.

Ground Floor

Foyer – bright looking up into the Living Room with a good size closet.

Family Room – with a cozy gas fireplace, parquet floor with mahogany, walk-out to the yard
and tranquil ravine.

Main Floor

Living Room – Bright Bow Window overlooking the lush gardens, original strip oak Hardwood
Floor.

Dining Room – Open to the living room, strip hardwood floors

Eat-In Kitchen – Connected to the Dining Room and hallway. Built-in Dishwasher, Double
sink, bright window.

Side Entrance – the location of this entrance could allow for an in-law apartment.

Upper Level

Primary Bedroom – Overlooks the yard, His/Her closet,. Strip Oak Hardwood Floor under
broadloom, Semi Ensuite

2nd & 3rd Bedroom - Hardwood Floors (under broadloom in 2nd bedroom, Closet and windows

4-piece Bath .

Lower Level

Recreation Room – with cozy wood burning fireplace and above grade windows. The windows could be enlarged to let in even more light in.

3-piece Bath – with above grade window – combined with laundry.

Crawl Space/Utility Room - Forced Air Gas Furnace (2021)

Outside

Very private yard, Inviting flagstone front porch, interlocking stone walkway, Roof Shingles (5 years new), Upgraded Windows, Side Yard Deck

Other

Electrical Panel – breakers – 100 amp – copper wiring, Hot Water Tank is Owned, Garage Door Opener

Inclusions:

All Broadloom where laid, All Electric Light Fixtures, Garage Door Opener Washer, Dryer, Refrigerator, Range, Built-In Dishwasher, All window coverings, except the 2nd and 3rd bedrooms (belong to Stager).

The Centennial/West Rouge area is a true hidden gem – surrounded by parks, ravines and the lake. Close to all amenities, including demand schools (Public, Catholic and French), shopping, recreation centres, library, and more.

Convenient for commuters with the TTC & GO station nearby and easy access to the 401. The Pan Am Facility, U of T, the Rouge National Park, and the Zoo are fabulous attractions nearby. Not to mention the terrific caring neighbours, and the community association (CCRA) which runs fun events for all ages, always works in your best effort and keeps you informed.

