



## 32 Ronway Cres, Scarborough ON, M1J 2S2

### **A home that has been cared for the last 30 years.**

Whether you're just starting out or looking for more room to grow, this home offers that rare combination of space, comfort, and good energy - the kind of place that simply feels right.

The current owners spent 30 years here, raising a family and filling the rooms with everyday moments shared among friends, guests, and loved ones. The layout, the space, and the quiet street all worked together to create something more than just a house - it became a home people loved coming back to.

This 3+1 bedroom bungalow is tucked on a peaceful street in Woburn. It features a generously sized backyard, a powered garage, and a basement apartment with its own private entrance - ideal for extended family or rental income.

Walk through the backyard, and you might find your imagination flickering. Maybe it's the quiet. Maybe it's the openness. Maybe it's because this is where backyard movie nights happened. Fire pit conversations. Dinners that stretched long into the night. Birthdays, barbecues, and beautiful little celebrations that became lifelong memories.

This is a home you need to experience in person. Walk through it. Feel each room. Let your imagination say, *What if I lived here?*

And the location? It's just right - walkable to groceries, parks, and transit. Everything you need, without overthinking it. Just a really good place to live your life.

### **Improvements to Property:**

- Dishwasher (2025)
- Basement Washroom Flooring (2025)
- Hot Water Tank (2021-rental)
- Main Sewer Line (2019)
- Backwater Valve (2019)
- Electrical (2013)
- Furnace (2013)
- Central Air Conditioner (2013)
- Kitchen Renovation (2007)
- Windows & Doors (2007)
- Roof (2006)

### **Included with Property:**

- Main Floor Appliances: Refrigerator, Cook-top, Built-in Microwave/Exhaust Fan combo, Dual Ovens, and Dishwasher
- Basement Appliances: Refrigerator, Stove, Washer & Dryer.
- All existing electrical light fixtures, window coverings, washroom mirrors and most wall-mounted shelving

- Owned: Furnace and Central Air Conditioner
- Automatic Garage Door Opener
- Backyard Fire-pit
- Detached 1-car garage with large private 2-car driveway

**Excluded from the Property:**

- All furniture, accessories and décor related to staging
- Basement Laundry Room Freezer
- White Cabinet in Kitchen
- All furniture, shelving and organisational items in Office.

**Rentals (assumable):**

- Hot Water Tank with Reliance for \$30.35 + HST, monthly

**Neighbourhood Highlights:**

- Transit: Eglinton GO Station (0.66 kms), Bellamy Road North Bus Stop at Grace St North Side (0.17 kms)
- Conveniences: No Frills, Metro and Walmart are all within walking distance, Esso Gas Station, Home Depot, Dollarama, Dairy Queen and more are conveniently located in the area too.
- Recreation: Cedargrove Park (1 playground, 1 sports field – 0.38 kms), Bellamy Park (1 playground – 0.51 kms), McCowan Park (2 playgrounds, 1 basketball court, 1 off-leash dog area, 2 trails – 0.7 kms), Colonial Park (1 playground – 0.75 kms), McCowan District Park (1 playground, 1 splashpad, 1 sports field, 1 multi-purpose field, 1 picnic shelter, 4 pickleball courts, 1 outdoor skating rink, 1 outdoor skating trail, 10+ bike trails – 2 kms)
- Schools: Cedarbrook Public School(P: JK-8), ÉÉ Laure-Rièse(P-French: JK-6), Cedarbrae Collegiate Institute(P-High School with French Immersion), ÉS Étienne-Brûlé(P-French: 7-12), St Nicholas Catholic School (Catholic: JK-8), ÉÉC Saint-Jean-de-Lalande(Catholic-French: JK-6), ÉSC Père-Philippe-Lamarche(Catholic-French: 7-12); NEARBY: St. Joan of Arc Catholic Academy(Catholic: High School), St. John Henry Newman Catholic High School(Catholic: High School), St. John Paul II Catholic Secondary School(Catholic: High School); PRIVATE: Mariyah Islamic School, UMC High School - Main Campus
- Safety: Scarborough Health Network – General Campus at 3050 Lawrence Ave E(1.78 kms), Fire Station #231 at 740 Markham Rd(2.19 kms), 41 Division Police Station at 2222 Eglinton Ave E(4.13 kms)