



UNION REALTY BROKERAGE INC.

FOR SALE

DETACHED

MLS# E13696828

400 Rouge Hills Drive, Toronto, ON M1C 2Z5

Rouge E10, Toronto · M1C 2Z5

C\$ 2,499,900

6	6	4,250	8	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Some properties check every box. This one creates an entirely new list with its intentional design and extraordinary surroundings, bordering Rouge National Park on a 50' x 221' lot. This custom-built home is tailor-made with comfort, privacy and family in mind. The backyard is a private resort, featuring a large heated saltwater pool, cabana w/2pc bathroom and pavilion with outdoor TVs & hot tub. The real surprise? A fully lit sports pad, ready for hockey in winter and ball hockey, pickleball and more in summer. Adding to the privacy, the property enjoys an adjacent parcel of protected green space beside the home, functioning as a walkway to West Rouge Jr. Public School. Inside, the foyer features a mudroom and home office, while the open double-height main area showcases a chandelier with an up-down mechanism, framed by an impressive coffered ceiling. The custom kitchen features premium Café appliances, waterfall island, butler's pantry and expansive windows overlooking the backyard. Upstairs, the primary suite offers a luxurious ensuite with a large separate rain shower, bathtub, double vanity and custom makeup counter. Each upper-level bedroom has its own ensuite bathroom, while a generously sized second-floor laundry room adds everyday convenience. The legal basement apartment is completely separate and soundproof, with the option to connect it to the home's basement recreation space through an opening already framed for future conversion. Additional features include a boat-sized, heated 4-car garage with deadbolt security, a total of 8 bathrooms, EV charger, Christmas-light-ready wiring and a comprehensive partial smart-home system controlling cameras, motion detectors, smoke alarms, keypads & lighting. Minutes from Rouge Park's trails and fishing, and approximately a 15-minute walk to Rouge Beach, tennis courts, sports fields and community centres. Come for the location. Stay for the backyard. Discover the details and see why this one is truly one of a kind.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Beach
- ✓ Fenced Yard
- ✓ Lake/Pond
- ✓ Park
- ✓ School
- ✓ Electric Car Charger
- ✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	West
AGE	0-5 years
AREA RANGE	3500-5000 sqft
PARKING	8 spaces
ANNUAL TAX	\$5,502
POSTAL CODE	M1C 2Z5
NEIGHBOURHOOD	Rouge E10

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	5.44 x 3.40	Tile Floor, Pocket Doors, Combined w/Office
Office	Main	3.70 x 2.05	Pocket Doors, Large Window, B/I Shelves
Mud Room	Main	—	B/I Shelves, Pot Lights
Dining Room	Main	4.20 x 2.00	Hardwood Floor, Coffered Ceiling(s), Window Floor to Ceiling
Pantry	Main	4.00 x 2.85	Pocket Doors, Combined w/Dining, Combined w/Kitchen
Kitchen	Main	3.15 x 2.90	Hardwood Floor, Centre Island, Quartz Counter
Living Room	Main	2.80 x 2.50	Hardwood Floor, Combined w/Kitchen, Overlooks Backyard
Recreation	Lower	6.88 x 6.50	Hardwood Floor, Pot Lights
Primary Bedroom	Second	—	5 Pc Ensuite, Walk-In Closet(s), Overlooks Backyard
Other	Second	—	Hardwood Floor, Combined w/Primary, Closet
Bedroom 2	Second	—	3 Pc Ensuite, Hardwood Floor, Double Closet
Bedroom 3	Second	—	3 Pc Ensuite, Hardwood Floor, Double Closet
Bedroom 4	Second	—	4 Pc Ensuite, Hardwood Floor, Double Closet
Laundry	Upper	—	Tile Floor, Laundry Sink, Custom Counter
Bedroom	Upper	—	3 Pc Ensuite, Hardwood Floor, Double Closet
Kitchen	Basement	3.50 x 2.50	Pot Lights, Window, Tile Floor
Living Room	Basement	3.40 x 2.80	Open Concept, Combined w/Dining, Window
Bedroom	Basement	2.05 x 2.05	Pot Lights, Window, Closet
Bedroom 2	Basement	—	Pot Lights, Window, Closet
Recreation	Basement	—	Hardwood Floor, Pot Lights
Bathroom	Basement	—	—
Powder Room	Basement	—	—

GALLERY





LISTING AGENT

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.