



INTRODUCING 40 CHARLES TUPPER DRIVE

JILL
FEWSTER-YAN
BROKER

ERIN
GREGORY
BROKER

JENNIFER
GIBSON
SALES REPRESENTATIVE

LARRY
YAN
SALES REPRESENTATIVE

RICARDO
AGBAY JR
SALES REPRESENTATIVE

40CharlesTupper.com



ABOUT THE HOME

Welcome to 40 Charles Tupper Drive, a beautifully updated and meticulously maintained, 3+1 bedroom bungalow in the highly sought-after West Rouge/Centennial Community. With stunning curb appeal featuring mature trees and professionally landscaped gardens, this residence is truly turn-key and spotless inside and out, providing a clean slate for the new owner to simply move-in and make it their own. The large, covered front porch welcomes you into the home with a main floor featuring a formal living and dining room with hardwood flooring and beautiful picture windows to let in abundant natural light. There is an electric fireplace to add a cozy ambiance to family game nights or quiet evenings with a good book. Walk-out from the dining room to a large, covered screened in deck so you can enjoy the outdoors and barbeque dinners, bug-free all summer long, while children and pets play safely in the private, fully fenced backyard! The eat-in kitchen has been beautifully updated with stainless steel appliances, stone countertops, a stunning skylight and enough cabinet space to satisfy the gourmet chef in the family. The primary bedroom has hardwood floors and double closets, and all three bedrooms feature unique bay windows and share the main bathroom which has been updated with a walk-in shower. A separate side entrance to the home adds convenience for potential dual family living and leads to the lower level, complete with a large living area perfect for a family room with a 2nd fireplace. There is a 4th bedroom, a huge laundry and storage area and an additional room with potential for a 2nd kitchen or even more living space. A convenient 3-piece washroom with a walk-in shower completes the lower level of this lovely home.



PROPERTY INFORMATION

Taxes:	\$4097.59 (annual in 2023)
Lot Size:	Front: 50 feet Depth: 110 feet
Legal Description:	LT 119, PL 8135 , S/T SC387636 ; SCARBOROUGH , CITY OF TORONTO
Parking:	2-car Garage 2-car parking in private driveway
Possession:	60-120 days
Heating/Cooling:	Forced air gas furnace Central air conditioning
Electrical:	100 amp service
Electricity:	\$89 – average monthly cost based on a 12 month period
Gas:	\$203 – average monthly cost based on a 12 month period
Water/Waste:	\$61 – average monthly cost based on a 12 month period (rebate on sewage because of septic)

Inclusions:	Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, blinds, electrical light fixtures, garage door opener and remote(s).
Rental Items:	Tankless water heater \$48.99+hst/month
UPGRADES BY CURRENT HOMEOWNER INCLUDE:	<ul style="list-style-type: none">• Light fixtures in bedrooms and side entrance (2024)• Painting in Living/Dining and Rec Room (2024)• Front Window and Sliding Door in Dining Room (2018)• Garage Door front and back (2018)• Eavestroughs (2018)• Casement windows in basement (2021)• Landscaping (2018)• Kitchen (2017)

ABOUT THE COMMUNITY

There's lots to do and see in the neighbourhood (see WestRougeWaterfrontHomes.ca), with great schools, parks and the Waterfront Trail close-by. Everyone will benefit from a healthy lifestyle as they enjoy being within walking distance from an abundance of parks and outdoor spaces including the Rouge National Urban Park and Rouge Beach. Your family can picnic and toboggan at Adams Park, go for a bike ride along the waterfront or cool-off in the splash park at the Port Union Village Common. There are also a variety of top-notch amenities including the public library, community centre with gym facilities, skateboard park, soccer fields, playgrounds and tennis courts and the local plaza with LCBO, Beer Store, vet clinic, doctor's office, pharmacy, banking, convenience store and a variety of eateries, Excursions outside the neighbourhood are made easy with the GO train, TTC and 401 close-by. Don't miss out on this gem of a bungalow in an amazing community!

Tom Woolley from The Home Check provided a pre-list home inspection on May 30th, 2024. The Buyer acknowledges that the home inspection report and marketing materials have been provided for information purposes only. Any reliance on these materials is at the Buyer's discretion.

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit buyers and sellers currently under contract with another brokerage.