



INTRODUCING 33 TILLEY DRIVE

JILL
FEWSTER-YAN
BROKER

ERIN
GREGORY
BROKER

JENNIFER
GIBSON
SALES REPRESENTATIVE

LARRY
YAN
SALES REPRESENTATIVE

RICARDO
AGBAY JR
SALES REPRESENTATIVE

33Tilley.com



ABOUT THE HOME

Get ready to fall in love with 33 Tilley Drive, a renovated side split nestled on a quiet street in the highly sought-after Waterfront Community of Centennial/West Rouge. This impeccably clean 3-bedroom home has been tastefully updated from top to bottom, and the unique floor plan is ideal for creating space for the entire family to spread out over four levels. There is plenty of room for gatherings of any size in the formal living and dining rooms, with tons of natural light flowing in through a large picture window overlooking the front of the house. The chef in the family will appreciate the large family kitchen featuring brand-new stainless-steel appliances, custom cabinets, quartz countertops and a large window overlooking the backyard where you can keep a watchful eye on the kids while you work. A few steps down, you will find the family room with a cozy wood-burning fireplace and a walk-out to the patio and in-ground (Lazy L-shaped) pool. Down a few more steps is a large, bright recreation room that offers unlimited potential to suit your family's needs. A home office, exercise room, playroom or even a 4th bedroom - the choice is yours! At the end of the day, retreat upstairs to 3 spacious bedrooms which share the renovated main washroom. The work has all been done in this stunning home, leaving nothing for you to do except pack your suitcase in time to enjoy your first summer by the pool!



ABOUT THE COMMUNITY

There's lots to do and see in the neighbourhood (see WestRougeWaterfrontHomes.ca), with excellent 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, 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 beautiful home and cottage in one in an amazing community!



PROPERTY INFORMATION

Taxes:	\$4556.39 (annual in 2024)
Lot Size:	50' x 140.49'
(as per GeoWarehouse)	
Legal Description:	PCL 10-1, SEC M1427 ; LT 10, PL M1427 , S/T A346315 ; SCARBOROUGH , CITY OF TORONTO
Parking:	2-car attached garage 2-car parking in private driveway
Possession:	30-90 days
Heating/Cooling:	Forced air gas furnace
Electrical:	100 amp service
Pool:	Built in: 1981 16'x36' ("Lazy L") shaped Deep end - 8ft Deep Serviced weekly by Bremner Pools for several years

- Inclusions:**
Fridge, stove, dishwasher, washer, dryer, all window coverings. Electrical light fixtures, existing pool equipment (as is).
- UPGRADES BY CURRENT HOMEOWNERS INCLUDE:**
- Interior Painting (2025)
 - Quartz countertops in kitchen (2025)
 - Light fixtures/potlights throughout (2025)
 - Vinyl Flooring on all levels (2025)
 - Stainless Steel Fridge, Stove and dishwasher (2025)
 - Bathroom renovations (2025)
 - Staircases and Railings (2025)
 - Pool Liner (2022)
 - Pool Pump (2019)

A pre-list home inspection was provided by Tom Woolley from The Home Check on February 25th, 2025. 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.