WEST ROUGE™

INTRODUCING

74 TILLEY DRIVE

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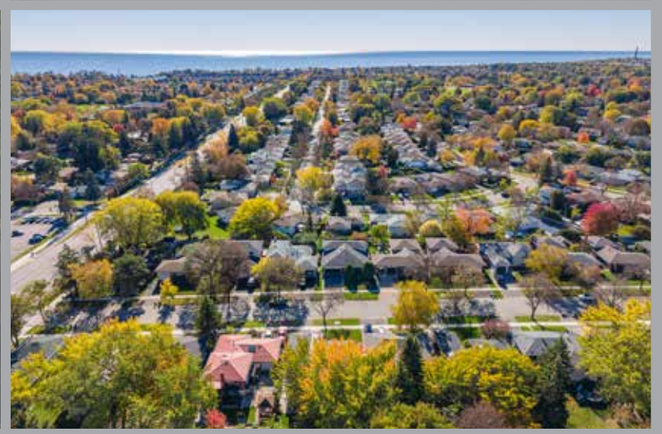
74Tilley.com











ABOUT THE HOME

Welcome to 74 Tilley Drive, a beautifully renovated 3+1 bedroom, 2 bathroom home in the sought-after Waterfront Community of West Rouge! From the moment you step inside, you'll be impressed by the stunning open concept living space, featuring vaulted ceilings, beautiful hardwood floors and a gorgeous custom kitchen with a large centre island. Designed with entertaining in mind, this incredible space is perfect for everyday family living and hosting friends and family. The thoughtfully renovated main floor features an abundance of natural light and convenient backyard access through sliding patio doors or a separate side entrance off the kitchen. Just a few steps up, you'll find three spacious bedrooms and a beautifully renovated 4-piece semi-ensuite bathroom. A few steps down, the generous family room provides another inviting space to relax, along with a home office and renovated 3-piece bathroom featuring a walk-in shower. The lowest level offers flexible space including an additional bedroom, a gym or playroom, plus laundry and plenty of additional storage. Extensive improvements continue outdoors, where custom stamped concrete walkways and side pathways add to the home's curb appeal. The fully fenced backyard is ideal for children and pets, with a deck perfect for outdoor dining and entertaining, plus a garden shed for tools and equipment. There is plenty of room to park in the private driveway with extended concrete walkway allowing for 2 cars to fit and in the private garage with EV charger rough-in. Beyond the home itself, the location is hard to beat! Situated in the heart of West Rouge, you're within walking distance of a fantastic neighbourhood plaza offering Metro grocery store, Shoppers Drug Mart, two major banks, an auto shop, restaurants and numerous other local businesses. Commuting is a breeze with TTC transit within walking distance, Rouge Hill GO Station nearby and Highway 401 only a two-minute drive away. With extensive renovations inside and out, exceptional living spaces and an unbeatable location, 74 Tilley Drive offers a wonderful opportunity to enjoy everything this established, family-friendly community has to offer!









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:	$4,220 (2026)
Lot Size:	Depth: 106.11 ft Front: 51.83 ft
Legal Description:	Lot 18, Plan 8867, S/T SC440970 ; Scarborough City of Toronto
Parking:	1-car attached garage 1-car parking in private driveway
Possession:	30-90 days
Heating/Cooling:	Forced air gas furnace Central air conditioning
Electrical:	100 amp service
Utility Costs:	
Toronto	$215/month (avg based on 12 mo period)
Gas	$80/month (ave based on 12 mo period)
Water/Waste	$100/month (ave based on 12 mo period)
Rentals:	Tankless Water Heater rental, Reliance Home Comfort $65+HST/mo

Inclusions:

Existing stainless steel fridge, stove (as-is), dishwasher, built-in microwave, clothes washer & dryer, all window blinds, electric light fixtures, bathroom mirrors, garden shed

RECENT UPGRADES INCLUDE:

- Eaves, soffits & fascia (2024)
- Stamped concrete walkways (2023)
- Landscaping including gardens, perennial plans and garden shed (2023)
- Driveway (2018)
- Roof (2017)

A pre-list home inspection was provided by Ian Calman from Pillar to Post on October 6, 2026. 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 own discretion.