



47 Tallon Road

Lot Size	45.5' x 122.50'	Heating	Forced-Air Gas Furnace
Taxes	\$4,181.63 (2018)	Cooling	Central Air
Possession	30-90 Days	Electrical	100 AMP
Square Footage	1,400 s.f. Above Grade	Plumbing	Copper
Year Built	1958	Roof	Asphalt Shingles
Bedrooms	3	Driveway	Private
Bathrooms	2 Full	Garage	Single Attached
Fireplaces	1 Wood-Burning, 1 Gas	Parking Spots	2 + 1 Garage

Welcome to 47 Tallon Road

Bright and spacious, meticulously maintained and updated 3 bedroom bungalow on a quiet neighbourly street in Royal York Gardens. Features include: new kitchen (2012) with Caesarstone counters, skylight over breakfast area; L-shaped living room with bay window and gas fireplace and dining room opening to tiered deck with south exposure; two bedrooms overlook landscaped garden with pond; high well finished lower level with separate entry has recreation/craft room, 3 piece bath, office area, games/media room and generous storage. Parking for 2 cars in private drive plus attached garage. Walk to Father Serra Catholic school, Hilltop Public school, Royal York Plaza, Metro, Richview Library, Westway Tennis Courts & Ice Rink, Green Meadows Park and one bus to Royal York subway.

MAIN LEVEL

- Living room with bay window, crown moulding, gas fireplace and pocket door opening to hallway
- Dining room with crown moulding and sliding door walkout to tiered deck
- Kitchen with granite counters, marble backsplash, Franke double stainless steel sink, pot lights, under cabinet lighting, window and appliances: Kenmore fridge, Kenmore stove with double oven, Panasonic microwave and Kenmore dishwasher
- Breakfast area with sky light
- Three bedrooms with closets and windows (two with bay windows overlooking backyard, one with skylight)
- Four piece bathroom with tile floor and surround, bathtub with shower head, vanity, toilet and window
- 8'2" ceiling height, hardwood floors (except where noted) side door entry, coat closet and linen closet in hallway

LOWER LEVEL

- Recreation room with broadloom, two above grade windows, two closets, pot lights and wood-burning fireplace with brick surround
- Office area with broadloom and above grade window
- Games room with two above grade windows and pot lights
- Workroom with built-in workbench and storage
- Laundry room with Maytag washer, Kenmore dryer, double laundry sink, storage closet and built-in shelving
- Three piece bathroom with shower stall, vanity, toilet and linen closet

EXTERIOR

- Brick and stone exterior
- Front yard with private driveway, single attached garage, lawn, shrubs, trees and perennials

- Fenced, landscaped backyard with tired deck, stone patio, lawn, storage shed, mature trees, manicured garden beds, shrubs, perennials, kidney shaped pond with potted water lilies and accent lighting

UPDATES & FEATURES

- New vanity in upstairs bathroom (2017)
- Exterior waterproofing (east wall) (2016)
- New sliding patio door (2015)
- Lower level tv room renovated (2015)
- Skylight in bedroom (2014)
- Backflow preventer installed (2013)
- New kitchen (2012)
- Roof (2009)
- Skylight in breakfast room (2009)
- Furnace and air conditioner (2005)

APPROXIMATE UTILITIES (2018)

- Hydro - \$1,250
- Heat - \$1,232
- Water + Utilities - \$710

Inclusions: Kenmore fridge, Kenmore stove, Panasonic microwave and Kenmore dishwasher, Maytag washer, Kenmore dryer, electrical light fixtures (except as noted below), window coverings, Arcticaire chest freezer, Kenmore fridge in lower level, furnace, central air conditioner, 2 garage remotes, pump, aerator and water filter for pond.

Exclusions: All hanging art and mirrors, light fixture in dining room, storage cabinets in south basement room, pine storage unit on west wall in basement.

Rental: Gas hot water heater- \$20.33/Month (Enercare).

Schools Valleyfield Junior School, Hilltop Middle School, Father Serra Catholic School, Michael Power/St Joseph High School, Kipling Collegiate Institute. Complete list of schools with live links on babiakteam.com