77 TALAVERA CRESCENT, London East (East I)

Ontario, N5V1K7

449,900

For Sale / #X14133774



Bedroom(s): 3

Bathroom(s): 2

Lot Dimensions: 40.1 x 100.3 FT|under 1/2 acre

Description

Welcome to 77 Talavera Crescent, an all brick bungalow on a quiet crescent in the family-friendly Argyle neighbourhood. It\'s perfect for first-time home buyers, families looking for a brick bungalow, and investors. Updates include shingles (2017), vinyl windows, central A/C (2021) and an owned water heater (2023). The home has great curb appeal, nicely kept landscaping, and a large private driveway with parking for 5 vehicles. The private backyard has great exposure for gardeners, and a 15.7 x 14.3 ft pressure treated deck sits under a stylish 12 x 12 ft gazebo so you can enjoy it rain or shine. The detached garage has been turned into a pub themed space with its own breaker panel, ventilation exhaust, pot lighting, electric heat, room for a beverage fridge and internet wiring connection possible. It works as a spot to catch the game, a quiet home office away from the house, a hobby space, or it can go back to garage parking. Inside, natural light fills the home with large windows throughout. It\'s bright and spacious. It was originally built with 3 bedrooms on the main floor and is now a 2+1 bedroom layout that opens up the kitchen and dining area. It could easily go back to 3 bedrooms on the main floor. There are 2 full bathrooms. The home has duplex potential. With the side entrance as a private entrance to the lower level, investors could add rental income or use it as a mortgage helper. The lower level has a spacious family room and a full 3 pc bath and a 3rd bedroom (egress needed). There is rough-in plumbing for a wet bar, and electrical for a stove. Pride of ownership shows throughout the home and along the crescent. You\'re close to Admiral Park, Nelson Park, Kiwanis Park and its trails, East Lions Park, the Argyle Arena, nearby elementary and secondary schools, and Argyle Mall for shopping, groceries and restaurants. Fanshawe College is minutes away, and Veterans Memorial Parkway gives you quick access to Highway 401. Sold as is. (id:6772)

Features

Area	London East (East I)	**Sewer**	Sanitary sewer
Province	Ontario	**Style**	Detached
Country	Canada	**Stories**	1
Ownership Type	Freehold	**Acreage**	false
Property Type	Single Family	**A/C**	Central air conditioning
Building Type	House	**Total Parking**	6
Lot Dimensions	40.1 x 100.3 FT|under 1/2 acre	**Acres**	1/2
Heating	Natural gas	**Parking**	Detached Garage,Garage,
Water	Municipal water	**Amenities Near By**	Park

Room Details

Basement	Bathroom	2.57 m x 1.88 m
Basement	Family room	7.16 m x 5.89 m
Basement	Bedroom	3.56 m x 3.38 m
Lower level	Laundry room	3.45 m x 3.35 m
Lower level	Other	3.45 m x 1.83 m
Main level	Living room	5.84 m x 3.66 m
Main level	Foyer	1.07 m x 1.52 m
Main level	Dining room	3.53 m x 2.87 m
Main level	Kitchen	4.29 m x 2.87 m
Main level	Bedroom	2.9 m x 2.51 m
Main level	Bedroom	3.12 m x 2.44 m
Main level	Other	5.87 m x 0.91 m