



59 Eider Bay - \$244,900.00

**3 Bedroom - Bungalow
Westwood Area - 10/103/777**

***This family home is ideally located close to schools
and shopping! Loads of upgrades!***



Kitchen - This big, bright eat-in kitchen has been renovated with painted wood cabinets, newer laminate counter tops and subway tile back splash. PVC window over double stainless steel sinks. Appliances included (fridge and stove replaced in 2021). Pantry. Open to the dining area with lots of light newer laminate flooring.

Living Room - Tastefully decorated with newer laminate flooring and large picture window. Private front entrance.

Bedrooms - 3 bedrooms on the main floor with newer laminate flooring and PVC windows.

Bathroom - 4 piece main bathroom has been renovated and features a large vanity with newer fixtures. 3 piece bath down.



Lower Level - Fully developed family room with wall to wall Berber carpet and walk-up bar. Woodstove (WETT inspection Dec 2021). 3 piece bath with stand up shower and pedestal sink. Bonus room. Nice, clean laundry/utility room with cabinets for storage and washer and dryer (2021) to stay.

Yard - Yard is partially fenced and landscaped. Sunroom off the back entrance leads to the back yard. Side yard is great for toy storage. Double asphalt driveway.

Garage - One and a half car detached garage is insulated and wired on concrete pad. Electric door opener.

Extras - Just move on into this super family home in popular Westwood sub-division. Freshly painted throughout. Shingles were done in 2017. Energy efficient gas furnace in 2017. Hot water tank in 2021.



Age: 1967

Lot Size: 60' x 120' (7,200 sq ft)

House Size: 1030 sq ft

Taxes: \$4,333.32 Gross 2023.

Hydro: EEG

Possession: TBA

RE/MAX THOMPSON

Each office independently owned and operated.

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This information, although believed to be accurate,
is not warranted to be so.

