



228 Westwood Dr. - \$254,900.00

3 Bedroom - Bungalow Westwood Area - 11/117/777

*Excellent family location! Very well maintained!
Close to schools and shopping!*



Kitchen - Eat-in kitchen with painted Maple cabinets with newer hardware and laminate counter tops. Large pantry. Built-in dishwasher. Vinyl flooring. Open to the dining room.

Living/Dining Room - L-shaped living and dining room with beautiful oak hardwood floors. Large built-in wall unit/china cabinet. Large picture window allows for lots of natural light. Privacy wall at front entrance.

Bedrooms - 3 bedrooms on the main floor are good size with ample closet space and newer laminate flooring. Primary bedroom features a 2 piece ensuite.

Bathrooms - 4 piece main bathroom with oak vanity, full tub surround and vinyl flooring. 4 piece bath down.

Lower Level - Large, open rec room with newer laminate flooring and suspended ceiling with recessed lighting. Brick fireplace will require a WETT inspection. Tons of storage. Bonus room with lots of shelving. Large laundry/utility room.

Garage - Double detached garage on concrete pad is wired and partially insulated. Newer electric door openers.

Yard - Nicely landscaped and partially fenced. Tree line location is just minutes from the Millennium Trail. Large back yard patio between house and garage. Screened veranda attached to the garage. Double concrete drive has access on quiet street.

Extras - Excellent family location! Triple pane fibre-glass windows in 2015. Appliances included. Custom blinds. Newer front and back storm doors.



Age: 1967

Lot Size: 60' x 130' (7,800 sq ft)

House Size: 1,192 sq.ft

Taxes: \$4,462.00 Gross 2023 (Net \$4,112.00)

Heat: EBB (Approx. \$320.00 per month)

Possession: TBA



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

