



# 96 Eider Bay - \$249,900.00

3 Bedroom - Bungalow  
Westwood Area - 24/102/777

*Excellent family location! Renovated throughout!  
Close to schools and shopping!*



**Kitchen** - Spacious eat-in kitchen has been renovated with unique "Wood Wind" cabinets, marble look counter tops and double Granitek sinks. Stainless steel appliances. LED lighting. Laminate flooring. Built in Dishwasher.

**Living Room** - Nice and bright with large PVC picture window. Laminate flooring flows throughout the main floor. Modern ceiling fan.

**Bedrooms** - 3 bedrooms on the main floor are good size with laminate flooring, PVC windows and LED lighting.

**Bathrooms** - 4 piece main bathroom has been renovated with soaker tub and beautiful subway tile surround. Tile flooring and modern vanity. 3 piece bath down.

**Lower Level** - Large, open rec room features quality vinyl plank flooring installed 2 years ago, PVC windows and LED lighting. Large walk-up wet bar. Freshly painted. Sauna. Bonus room with counter and Sink. 3 piece bath with stand-up shower. Laundry room has a newer washer and dryer. Storage room.

**Garage** - Double detached garage on concrete pad is heated, insulated and wired. Electric door opener.

**Yard** - Partially fenced and landscaped. Well maintained. Concrete Driveway

**Extras** - Excellent family location! House shingles done in 2021. 60 gallon hot water tank in 2020. Maintenance free vinyl siding in 2020. Newer Exterior doors. Kitchen renovated 7 years ago, new appliances and laminate flooring.



Age: 1968

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

House Size: 1016 sq.ft

Taxes: \$3,781.12 Gross 2023

Heat: EFA

Possession: TBA



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

