



**55 Westwood Dr. - \$215,000.00**

**3 Bedroom - Bungalow  
Westwood Area - 16/113/777**

**Location! Location! Location!  
Spacious Westwood Bungalow! Close to schools,  
shopping and recreation!**



**Kitchen** - Nice, big eat-in kitchen with plenty of cabinets with laminate counter tops. Large window over double stainless steel sinks. Space for built-in dishwasher. Vinyl flooring.

**Living/Dining Room** - Living room and formal dining area with laminate flooring and vaulted ceiling. Wood burning fireplace (Currently not in use).

**Bedrooms** - 3 bedrooms on the main floor with new vinyl plank flooring. Primary bedroom with large double closet and 2 piece ensuite. 2nd bedroom has garden doors that lead to the deck in back.

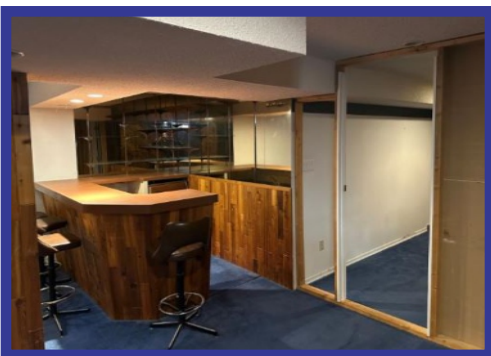
**Bathroom** - 4 piece main bathroom has been renovated with new flooring, vanity, tub and surround. 3 piece bath down.



**Lower Level** - Fully developed lower level. Large rec room area with wall to wall carpet and wet bar. Bonus room plus an extra space that would make a great office or play area. 3 piece bath with stand-up shower. Sauna. Large laundry area with walk-in closet and cold storage area.

**Yard** - Fully fenced and landscaped. Raised wooden deck. Storage shed. Carport. Paved driveway.

**Extras** - Excellent family location! Newer EFA furnace. 200 amp panel. New roof includes trusses, sheeting, insulation and shingles in January 2024.



**Age: 1963**  
**Lot Size: Irregular (6,301.29 sq ft)**  
**House Size: 1,155 sq ft**  
**Taxes: \$4,097.72 Gross 2023 (Net \$3,747.72)**  
**Hydro: EFA**  
**Possession: TBA**



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

