

## 106 Sauger - \$180,000.00

3 + 1 Bedroom - Bungalow Westwood Area - 4/119/806

Move in ready family bungalow is in a great location! Walking distance shopping! Very well maintained!

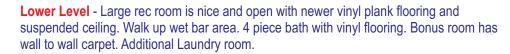


**Kitchen** - Eat in kitchen with stainless steel appliances, double stainless steel sinks, laminate flooring and triple pane PVC window. Access to the backyard and basement off the back entry door.

**Living Room** - Nice and bright with large PVC picture window and laminate flooring. Pellet stove.

**Bedrooms** - 3 bedrooms on the main floor have newer vinyl plank flooring, double closets and triple pane PVC windows. 3rd bedroom currently being used as main floor laundry/pantry/storage room.





**Yard** - Landscaped and fenced. Front deck with wheelchair access ramp at front and back entrances. Asphalt driveway.



**Extras** - Great family home in a great family location! EFA furnace replaced in 2002, house and garage shingles 10 years old. Triple pane PVC windows 7 years old. HWT- 3-5 years old.sump pump



Age: 1968

Lot Size: 55' x 120' (6,600 sq ft)

House Size: 968 sq ft

Taxes: \$3,228.78 Gross 2024 (Net \$2,187.76)

Heat: EFA

Possession: TBA

## RF/MAX THOMPSON

Each office independently owned and operated.

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