



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.

Bathroom - 4 piece bath on main level with vinyl flooring. 4 piece modern bath with vinyl floors on lower level



Lower Level - Large rec room is nice and open with newer vinyl plank flooring and suspended ceiling. Walk up wet bar area. 4 piece bath with vinyl flooring. Bonus room has wall to wall carpet. Additional Laundry room.

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

Garage - Single detached garage is insulated, wired on a concrete pad.

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



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

