



47 Rainbow - \$270,900.00

1 + 2 Bedroom - Bi-Level

Westwood - 19/121/778

Well maintained family home situated in popular Westwood sub-division! Great tree line location!



Kitchen - Spacious eat-in kitchen with an abundance of "Shaker" style wood cabinets and floating island. PVC window over double stainless steel sinks. Quality stainless steel appliances. The dining area features a Bay window that overlooks the back yard.

Living Room: Nice and bright with lots of natural light from the large Bay window. Wood burning fireplace with ceramic tile hearth. Gorgeous oak hardwood floors.

Bedrooms: The Primary bedroom features oak hardwood floors and "Pax" style closet. Privacy door to main bath. 2nd & 3rd bedroom down.

Bathrooms: Relax in this beautiful 4 piece main bath with steam shower, jetted tub and vanity with vessel sink. 3 piece bath down.



Lower Level: Nice, open rec room with wall to wall carpet and large PVC windows. Pellet stove. 2nd bedroom is spacious with wall to wall carpet and double closet. 3rd bedroom is currently being used as a sauna room (sauna can be purchased separately) with oak floor and double closet. 3 piece bath with 5' walk-in shower, vanity and ceramic tile floors.

Garage: Single detached garage is wired. Currently divided for storage and workshop.

Yard: Private tree line back yard is fenced and landscaped. Patio area. Large shed. Asphalt driveway.

Extras: Move in ready! Main floor laundry. Maintenance free vinyl siding and PVC windows. Back water valve installed. Re-shingled in 2022. Attic insulation approx. R40.



Age: 1969

Lot Size: Irregular (7,369.55 sq ft)

House Size: 988 sq ft

Property Tax: \$ 4,255.78 Gross 2024 (Net \$2,988.52)

Heat: Heat pump/EBB (\$225.00-\$230.00 on average per month)

Possession: TBA

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This information, although believed to be accurate,
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