



27 Pelican Cres. - \$289,000.00

3 Bedroom - Bungalow

Westwood - 6/105/777

***Nothing to do here, but move right in!
Walking distance to schools and shopping!***



Kitchen - Spacious Eat in kitchen with plenty of honey oak cabinets and counter space. Pull up a chair to the kitchen island equipped with built in stove top. Extra counter area would make the perfect desk or coffee bar. Double porcelain sinks, vinyl flooring and built in dishwasher. Patio doors lead you out the raised deck- a great space to enjoy company!

Living Room - This space is crisp and modern with an accent wall. Loaded with natural light from the large picture window and vinyl plank flooring.

Bedrooms - 3 good size bedrooms on the main floor with wall to wall carpet and ample closet space. PVC windows.

Bathroom - 4 piece bathroom with oversized vanity, nice soaker tub and vinyl flooring. 4 piece bath also located on the lower level.



Lower Level - Completely finished open rec room with wall to wall carpet, and suspended ceiling. Built in wood fire place with brick hearth. Large wet bar area with under counter lighting and bar fridge to stay. Bonus room would make a great hobby room or office. 4 piece bath. Laundry and utility room. Deep freeze will also be included.

Yard - Fully Fenced and beautifully landscaped. Raised wooden deck. Extra Garden shed for added storage. Single car attached garage on a concrete pad is wired.

Extras - Custom built executive home located in desirable location! 2 X6 construction. Double wide interlocking brick driveway.



Age: 1989

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

House Size: 1,264 sq ft

Taxes: \$5,300.00 Gross 2024 (Approx)

Heat: EEG

Possession: TBA

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

