



55 Pickerel Cr. - \$195,000.00

3 Bedroom - Bungalow
Westwood Area - 4/104/777

Popular Westwood location! Walking distance to school, university and shopping! Treeline location!



Kitchen - Large eat-in kitchen with Mahogany cabinets. PVC window over double stainless steel sinks overlooks the back yard. New vinyl laminate flooring.

Living Room - Bright and spacious with original oak hardwood floors. Lots of natural light from the large PVC picture window.

Bedrooms - 3 bedrooms on the main floor with newer laminate flooring and large closets.

Bathroom - 4 piece main bathroom with newer vanity, sink and vinyl flooring. 3 piece bath down.

Lower Level - Rec room area is large. Walls are finished with knotty pine. Raised plywood sub-floor. Wood stove with stone feature. 2 bonus rooms. Large laundry/utility room.

Yard - Partially fenced and landscaped. Beautiful treeline location! Concrete driveway.

Garage - Single detached garage is heated, insulated and wired. Electric door opener.

Extras - Great family home in popular Westwood sub-division. PVC windows. Vinyl siding.



Age: 1963

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

House Size: 1,008 sq ft

Taxes: \$3,623.75 Gross 2022 (Net \$3,186.25)

Hydro: EFA (Approx. \$282.00 per month)

Possession: TBA



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

