

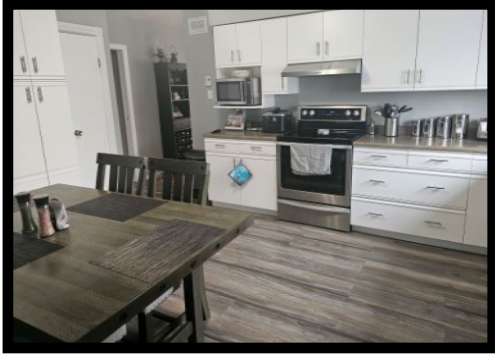


116 Rainbow - \$273,900.00

4 Bedroom - Bungalow

Westwood Area - 16/123/778

Well maintained family home situated in popular Westwood sub-division! Close to schools & shopping!

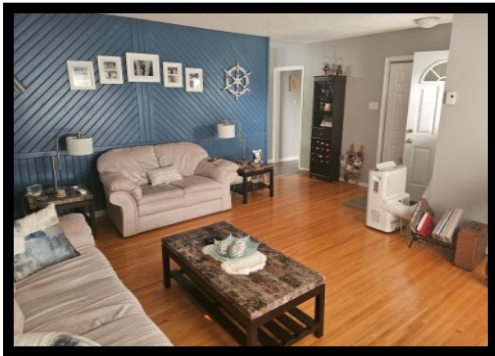


Kitchen - Spacious eat-in kitchen with an abundance of painted wood cabinets with laminate counter tops. PVC window over double stainless steel sinks. Stainless steel appliances. Walk in Pantry. Newer quality vinyl plank flooring flows down the hall and into the bedrooms.

Living Room - Nice and bright with lots of natural light that pours in through the large PVC picture window. Gorgeous hardwood floors.

Bedrooms - 4 good size bedrooms on the main floor with ample closet space, PVC windows and Vinyl plank flooring. Primary bedroom has a 2 piece ensuite.

Bathroom - 4 piece main bathroom has been renovated with new toilet, pedestal sink, tile shower back splash, and vinyl flooring. 4 Piece bath on lower level with soaker tub and double closet with built in shelving.



Lower Level - Large rec room area is nice and open with wall to wall carpet. Spacious Bonus room. French doors will take you into a great office or home gym area. Renovated 4 piece bathroom. PVC windows. Large Laundry/storage room.

Garage:- Double garage on a concrete pad is wired.

Yard - landscaped. Pie lot offers oversized front yard .

Extras - Move in ready and an abundance of in house storage space! Vinyl siding with 2 inch added insulation. New Vinyl plank flooring upstairs. All interior doors replaced. shingles replaced in 2023. Hot water tank replaced in 2018. HRV



Age: 1964

Lot Size: 7,477.76 sq ft

House Size: 1,204 sq ft

Taxes: \$3,961.27 Gross 2024 (Net \$2,758.89)

Heat: EBB (Approx. \$290.00 per month on budget)

Possession: TBA

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

