



19 Perch - \$262,000.00

3 Bedroom - Bungalow

Westwood - 10/125/778

Extremely well maintained and move in ready home!

Popular Westwood location minutes away from schools and Shopping!

Kitchen - Spacious eat-in kitchen with an abundance of quality cabinets, tile back splash, new stainless steel sink, stainless steel appliances and vinyl flooring.

Living Room: This space is bright and spacious with hardwood floors, newer triple pane windows, nice large front entry space and lots of space for an additional formal dining area.

Bedrooms: 3 large bedrooms on the main floor are spacious with triple pane windows and laminate floors. The primary bedroom has a double closet.

Bathrooms: 4 piece main bath is modern and nicely upgraded with vinyl floor, tub/surround and lots of storage. 4 piece on lower level.

Lower Level: Nice, open rec room with tile floors and a mini built in kitchen with sink, fridge and cabinets. Perfect for visiting guests! 2 extra spacious bonus rooms. Professionally renovated in 2013. 4 piece bathroom is modern with professional upgrades and quality finishes. Tile floor and tile back splash, newer tub and surround. Vanity make up area. Backwater valve. Large laundry area has spacious counter over appliances and sink. Plenty of storage!

Garage: Double car garage on a concrete floor, is insulated and wired with a 100 amp panel and 2 auto overhead doors. An attached second garage at the rear is perfect for extra storage, workshop or hangout! (new eaves, fascia and soffits quoted and negotiable)

Yard: Beautiful backyard complete with fruit trees and organic gardens. Partially fenced. French drain that redirects any spring melt/rain water towards the street which prevents pooling.

Extras: House shingles are 13 years old. 60 Gallon hot water tank 2024, HRV. Regularly maintained electric furnace. Duct cleaning done in 2023. Stove and dishwasher are new. Perfect family home, quick possession available.

Age: 1963

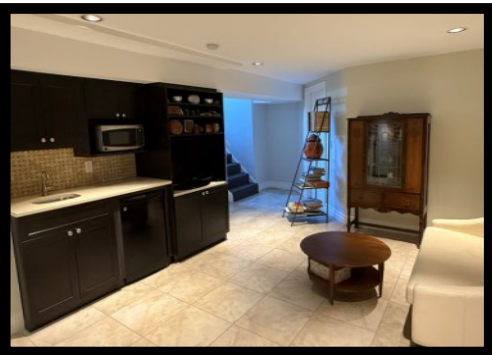
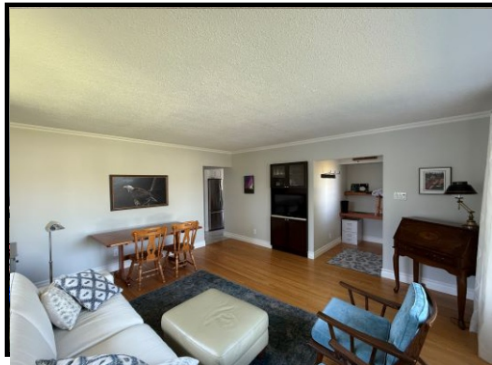
Lot Size: Irregular (8,304.77 sq ft)

House Size: 996 sq ft

Property Tax: \$4,315.05 Gross 2025 (Net \$2,815.05)

Heat: EFA- Epp \$322.00/ monthly

Possession: TBA



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

