

# 40 Pelican Cres. - \$274,000.00

2 + 2 Bedroom - Bi-Level

Westwood - 25/106/777

*Location, Location! Custom built 4 bedroom bi-level!*

*Walking distance to schools and shopping!*



**Kitchen** - Abundance of oak cabinets in this "galley style" kitchen. Built in dishwasher and microwave. Double sinks overlook the deck and backyard. Laminate flooring flows throughout kitchen, dining and living room.

**Living/ Dining Room** - L- shaped living/ dining room with quality laminate flooring. French doors lead to back yard and raised wooden deck. Large PVC window with openers.

**Bedrooms** - 2 bedrooms on the main floor have wall to wall carpet, and 2 bedrooms on the lower level. One with carpet and the other with laminate flooring. All rooms have spacious closets.

**Bathroom** - 2- 4 piece bathrooms with 1 piece tubs and modern vanities and vinyl flooring.

**Lower Level** - Bright and spacious recreation room large egress windows with wall to wall carpet. 4 piece bathroom. Laundry room. 3rd and 4th bedrooms.

**Yard** - Fully fenced yard is landscaped. Raised wooden deck in back. Asphalt driveway.

**Garage** - 24 x 26 Double detached garage is insulated, wired has 240 V plug for heater. Electric door opener.

**Extras** - Well maintained custom built home. Central air conditioning(2024). shingles approx 12 yrs PVC windows and doors were done in 2021. Gazebo on the raised wooden deck. Central Vac



**Age:** 1989

**Lot Size:** 55' x 120' (6,600 sq ft)

**House Size:** 1800 Sq. Ft. (900 x 2)

**Taxes:** \$5,348.34 Gross 2025 (Net \$3,848.34)

**Hydro:** EFA- Approx \$257.00/monthly

**Possession:** TBA

 **REMAX** THOMPSON

Each office independently owned and operated.

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

