



344 Westwood Dr. - \$329,000.00

3 + 1 Bedroom - 2 Storey

8/99/776

*Custom built home is loaded with amenities!
Open concept! Popular Westwood location!*



Main Floor:

Large entry way with tile flooring and large double closet.

Kitchen - Perfect for entertaining! Open to the living room and dining area the kitchen features oak cabinets and laminate counter tops. PVC window over double stainless steel sinks. Walk-in pantry. Stainless steel appliances included. Vinyl Flooring. Bay window dining area overlooks the back yard with access to the back deck.

Living Room - This spacious room features oak hardwood floors and high ceilings. Large PVC picture window for lots of natural light. Recessed area for TV.

Bathroom and Laundry - Main floor laundry with washer, dryer and storage. 2 piece powder room on main floor.

Upper Level: Beautiful oak stairs lead to the upper level.

Bedrooms - 3 bedrooms. Large Primary Bedroom with Bamboo hardwood floors, 3 piece ensuite with modern vanity and corner jetted tub, walk-in closet. 2nd bedroom with Bamboo hardwood floors and double closet. 3rd bedroom with laminate flooring.

Bathroom - 4 piece main bathroom features a large oak vanity, nice tub with surround and vinyl floor.

Lower Level - Spacious rec room with high ceilings and wall to wall carpet. 4th bedroom with tile floor, large window built-in desk and custom lighting. 4 piece bath with custom vanity. Utility room. In-floor heat.

Yard - Nicely landscaped. Private back yard. Raised deck. Double concrete driveway.

Garage - Double attached garage is heated (in-floor heat), insulated and wired.

Extras - Beautiful home! Exterior is vinyl with stone accents. PVC windows. 2" x 6" construction. HRV. Central Vac. 60 gallon hot water tank. 200 amp panel.



Age: 2009

Lot Size: 65' x 120' (7,800) sq ft

House Size: Approx. 1,600 sq ft

Heat: EFA & In-floor (Approx. \$351.00 per month)

Property Taxes: \$7,729.78 Gross/2025 (Net \$6,229.78)

Possession: TBA

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

