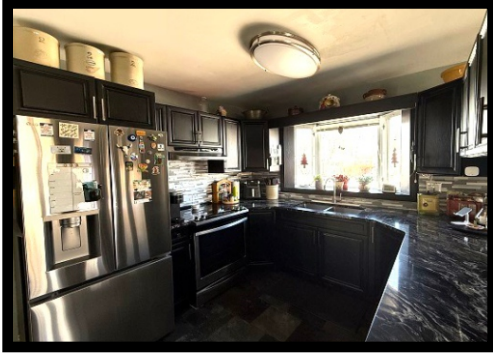




104 Rainbow Cr. - \$255,000.00

2 Bedroom - Bungalow
Westwood Area - 1/123/778

Nice family home in a desirable area!
Modern upgrades! Dream garage!



Kitchen: Modern kitchen with an abundance of "Midnight Black" oak cabinets with polished granite counter tops and ceramic tile back splash. Bay window over double stainless steel sinks. Stainless steel appliances includes new fridge and dishwasher in 2025. Open to the livingroom for an open concept feel.

Living Room: Open and airy with gleaming original oak hardwood floors and large PVC picture window. Open to the formal dining area that has vinyl laminate flooring.

Bedrooms: 2 bedrooms on the main floor with ample closet space and laminate flooring. Oversize primary bedroom with Ikea closet with organizers.

Bathrooms: 3 piece main bathroom has been completely renovated and features a 5' walk-in shower with beautiful tile surround and waterfall showerhead, modern vanity and vinyl flooring. 4 piece bath down.



Lower Level: Large, open rec room with laminate flooring, suspended ceiling and wood stove (WETT Inspection from October 2024). Beautiful, renovated 4 piece bath with 6' jetted tub and ceramic tile surround, ultra-modern vanity and vinyl flooring. Bonus room makes a great home office. Finished laundry/utility room. Sauna.

Yard: Partially fenced and landscaped with private deck off the back entrance. Mature landscaping with garden area. Triple asphalt driveway. Garden shed (5' x 10'). Vinyl shed. Additional toy storage on side of garage. Hot tub and accessories to stay.

Garage: 24' x 28' detached garage is insulated, wired and has in-floor heat. 10' ceilings. 200 amp service, LED lighting.

Extras: Great location! Vinyl siding. PVC windows in 2023. Central vac system. Re-shingled in 2017 with 35 year shingles on house and garage. Hot water tank replaced in 2023.



Age: 1963

Lot Size: 69' x 115' (7,967 sq ft)

House Size: 1,012 sq ft

Taxes: \$4,789.32 Gross 2025 (Net \$3,289.32)

Hydro: EFA (Approx. \$294.00 per mo. and includes garage)

Possession: TBA



Each office independently owned and operated.

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

