



134 Sauger Cres. - \$269,000.00

2 Bedroom - Bungalow

Westwood - 31/119/806

Popular Westwood Area!

Plenty of beautiful upgrades, move in ready family home!



Kitchen - Eat-in kitchen with plenty of white kitchen craft cabinets, laminate counter tops, unique tile backsplash. Stainless steel appliances with built-in microwave and dishwasher. Spacious built-in pantry, modern light fixtures and laminate flooring that flows through into the dining and living room.

Living Room - Spacious living room with laminate flooring. Large PVC window allows for lots of natural light overlooks the street. Laminate flooring. New front door access to the freshly built front deck. Great for entertaining!

Bedrooms - 2 bedrooms on main level. Primary is spacious has a 3-piece ensuite with nice soaker tub and large built-in closet. 2nd bedroom is also a good size with large closet.

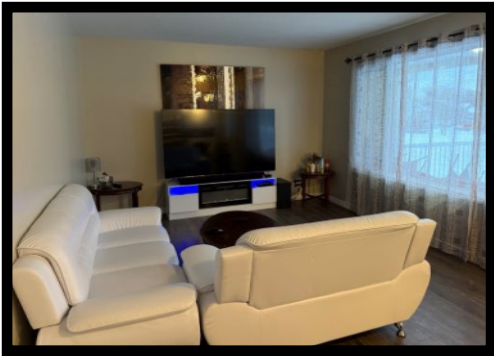
Bathroom - 4-piece main bathroom has been renovated with new vanity, tile surround and vinyl flooring. 3-piece ensuite. 3-piece on lower level with newer stand-up shower.

Lower Level - Nicely renovated recreation room with wet bar, newer paint and flooring. Recessed lighting, bonus room has vinyl plank flooring. Spacious laundry and storage room.

Garage - Double car attached garage is insulated, wired on a concrete pad. New overhead auto doors in 2024. New insulation and wall paneling in 2023.

Yard - Corner lot is landscaped and partially fenced. Additional side driveway.

Extras - Move right in! House and garage shingles, new fascia, soffits and eaves in 2021. Hotwater tank 2019. Electric furnace and air conditioning 2020. Basement shower reno and front door installed 2024. Front deck built in 2021.



Age: 1965

Lot Size: 60' x 120' (7,300 sq ft)

House Size: 1030 sq ft

Taxes: \$4,913.07 Gross 2025 (net- \$3,413.07)

Heat: EFA Approx \$260.00/ month

Possession: TBA

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is not warranted to be so.

