



35 Pickerel Cres.-\$279,000.00

3 Bedroom - 2 Storey

Westwood Area - 39/124/778

*Custom built executive home situated in poplar Westwood!
Minutes from RD.Parker and UCN!*



Kitchen - Eat in Kitchen features updated cabinets, good size pantry, built in dishwasher, double stainless steel sinks, hardwood floors and triple pane windows. Front entry of home has beautiful front doors into the dining and entertaining area. Large windows overlooking the street and front deck.

Living Room - Spacious living room with hardwood floors and garden doors leading to the back deck overlooking the yard.

Bedrooms - 3 bedrooms on the 2nd level with cathedral ceilings. Primary room is spacious with walk in closet, wall to wall carpet, and garden doors to the top floor deck that is great for relaxing! 2nd and 3rd bedrooms have wall to wall carpet both over looking backyard.

Bathroom - Main floor half bath has a nice large vanity and hardwood floors. 4 piece bath on the second level has been updated with new tub and surround and vanity.



Addition - Side entry on home with large storage room/ large pantry off of it. Back addition room has laundry room/ hot tub room with access door to the back deck and yard.

Yard - Spacious yard is partially fenced has garden shed and back deck which is ideal for entertaining!

Extras - Maintenance free cedar shingles. New Electric furnace in 2024. New back deck in 2024. Hot water tank replaced in 2025. House and deck stained in 2024.
Your chance to own a unique, well maintained home!



Age: 1977

Lot Size: Irregular- (7,208 sq.ft.)

House Size: 2016 sq ft- 2 floors

Taxes: \$ 5,590.00Gross/2025 (Net \$4,090.00)

Heat: EFA- EPP \$395.00/ month

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.

