



# 36 Partridge Cres. - \$195,000.00

2 Bedroom - Bungalow

Westwood Area - 9/104/777

*Nice family home in Westwood area!  
Beautiful backyard on Westwood buffer tree-line!*



**Kitchen** - Nice and bright with plenty of white cabinets and laminate counter tops. Triple pane window overlooks the back yard. Built in dishwasher. Ceramic tile flooring. Dining area is open to the kitchen with patio doors that lead you out to the back deck.

**Living Room** - Open concept to the kitchen, and dining room. This room is spacious with a large PVC window that allows for plenty of natural light. Wall to wall carpet.

**Bedrooms** - 2 bedrooms on the main floor with wall to wall carpet and triple pane PVC windows.

**Bathroom** - 4 piece main bathroom with tub surround and 3 piece bath with stand up shower on lower level.



**Lower Level** - Recreation room is open and partially finished with wall to wall carpet. Bonus room with wall to wall carpet, spacious storage room. Large wood stove is perfect for cozy winter evenings.

**Yard** - Fully fenced and nicely landscaped on the buffer tree-line. Nice deck. Plenty of space to build a garage. Large driveway with tarp shed garage.

**Extras** - HWT 2024. Newer front and back doors. Woodstove inspected in 2015. Triple pane windows throughout. 200 amp panel.



**Age:** 1964

**Lot Size:** 62 X 140 (8,680 Sq Ft)

**House Size:** 884 sq ft

**Taxes:** \$4,100.79 Gross 2025 (Net \$2,600.79)

**Heat:** EFA ( Approx. \$175.00/ month)

**Possession:** TBA

 **REMAX** THOMPSON

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is not warranted to be so.

