# 76 Eider Bay - $199,000.00

## 2 Bedroom - Bungalow

## Westwood Area - 13/103/777

***Well maintained family home situated in popular Westwood sub-division! Close to schools & shopping!***

**Kitchen** - Spacious eat in kitchen with an abundance of maple wood cabinets with laminate counter tops and tile back splash. PVC bay window over doble stainless steel sinks. Vinyl flooring that has been regularly waxed. New stainless steel appliances.

**Dining Room** - Formal dining room (converted from 3rd bedroom) with plenty of room for family gatherings.

**Living Room** - Nice and bright with lots of natural light from the PVC bay window. Well maintained hardwood floors.

**Bedrooms** - 2 bedrooms on the main floor with ample closet space, PVC windows and wall to wall carpet. Formal dining area could be converted back to make a 3rd bedroom.

**Bathroom** - 4 piece main bathroom large vanity and vinyl flooring. Jet bath tub lets you relax. 2 piece on the lower level.

**Lower Level** - Large rec room area is nice and open with wall to wall carpet, bar area with built in fridge. Bonus room. 2 piece bathroom. Cold storage room with oversized deepfreeze to stay and plenty of shelves. Laundry/ utility room with plenty of storage space and built in shelving.

**Yard** - Beautifully landscaped with gardens that wrap around the perimeter of the house and yard! Large attached sunroom with window sliders and screens allow you to enjoy summer days with no bugs. Oversized Shed has a work bench and plenty of built in shelving. Long interlocking brick driveway.

**Extras** - Move in ready! New furnace and hot water tank replaced in 2024. Shingles replaced approx 5 years ago.

**Age: 1967**
**Lot Size: 60' x 120' (7,200 sq ft)**
**House Size: 968 sq ft**
**Taxes: $3,563.07 Gross 2024 (Net $2,448.41)**
**Heat: EEG**
**Possession: TBA**

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