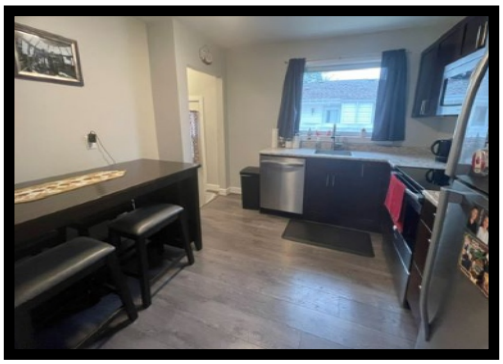
# *20 Trout Ave - $235,000.00*

## *3 Bedroom - Bungalow*

## *Westwood Area - 13/122/778*

***Walking distance to schools, university and shopping!***
***Renovated bungalow. Move in ready!***



**Kitchen/ Dining** -Recently renovated eat-in kitchen features “espresso” cabinets with newer laminate counter tops. Stainless steel sink and tap. Quality stainless steel appliances included.

**Living**- Bright and spacious living room with large picture window with two openers allowing plenty of natural light to pour in. New laminate flooring throughout.

**Bedrooms** - All bedrooms feature newer laminate flooring throughout. Primary bedroom has garden doors that open up to the back yard. All bedrooms come with large closets.

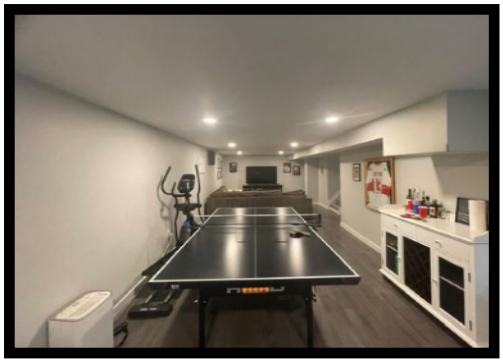
**Bathroom** - 4 piece bathroom. Newly renovated with a soaker tub, vanity, sink and toilet.

**Lower level**- Completely renovated with pot lighting, and beautiful laminate flooring throughout. Laundry and storage area.

**Yard** - Fenced and landscaped. 2 driveways which is ideal for motor home parking or extra vehicle storage.

**Garage**- Double detached

**Extras** - This home is close to schools and shopping! Vinyl siding on the house with large PVC windows.



**Age: 1964**
**Lot Size: 7200 Sq.Ft.**
**House Size: 996 Sq.Ft.**
**Taxes: $4,640.07 Gross 2025 (Net $3,140.07)**
**Heat: EFA- (Approx $245.00/ month)**
**Possession: TBA**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This information, although believed to be accurate, is not warranted to be so.