8 Trout Ave - $245,000.00

2 +1 Bedroom - Bungalow

Westwood Area - 10/122/778

Pride of ownership shines through in this well maintained family home in a great Westwood location!

Kitchen -Updated kitchen with plenty of wood cabinets. Modern back splash and double black anthracite sinks accent the newer counter tops. Laminate flooring. Stainless steel appliances include fridge, built in dishwasher, stove top, oven and range hood.

Living/ Dining- Great open concept with pine accents. Patio doors off the dining area lead to the raised wooden deck- great for summer entertaining! Both rooms create a nice bright space with laminate flooring. Large PVC picture window with shutter window coverings that create a nice effect.

Bedrooms - 2 bedrooms on main floor. Primary bedroom features laminate flooring and double closets. 2nd bedroom has wall to wall carpet. 3rd bedroom with wall to wall carpet located on lower level.

Bathroom - Spacious 4 piece main bathroom with large pine vanity and plenty of storage. Modern faucet and vessel sink. Laminate tile flooring. 3 piece bath on lower level with vinyl flooring.

Lower level- Fully developed family room with wall to wall carpet. Pine wainscoting and accents. 3rd bedroom with wall to wall carpet. 3 piece bath. Extra room would make a great office of hobby room. Spacious Laundry room.

Yard - Fully fenced and nicely landscaped. Spacious deck. Large paved driveway.

Garage- 1.5 car detached garage on concrete pad is wired.

Extras - Excellent Westwood location! Small sunroom at front of home. PVC windows throughout the main floor. HRV. Updated 200 amp panel box and furnace in 2008. Hot water tank replace in 2021. Shingles approx 6 years old. Sump pump.

Age: 1964
Lot Size: 60 x 120
House Size: 996 Sq.Ft.
Taxes: $4,236.72 Gross 2026 (Net $2,636.72)
Heat: EFA- (EPP- $214.00/ month)
Possession: TBA

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