



80 Mallard Cr. - \$269,000.00

3 Bedroom - Bungalow

Westwood Area - 13/111/777

Beautiful bungalow is move in ready!

Ideally situated in a great family neighborhood!



Kitchen - Nice, bright eat-in kitchen with oak cabinets and laminate counter tops. PVC window over double stainless steel sinks. Stainless steel appliances.

Living Room - Spacious with lots of natural light from the large picture window. Laminate flooring. Spacious front entrance.

Bedrooms - 3 bedrooms on the main floor with ample closet space and vinyl plank flooring. 3rd bedroom with garden doors to the raised deck in back.

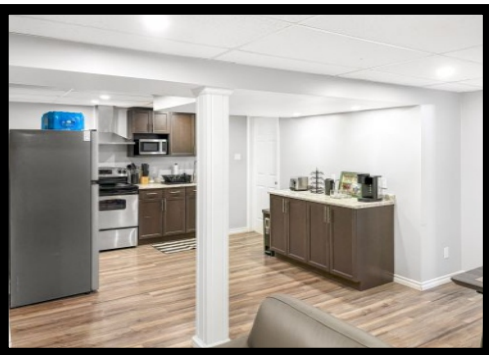
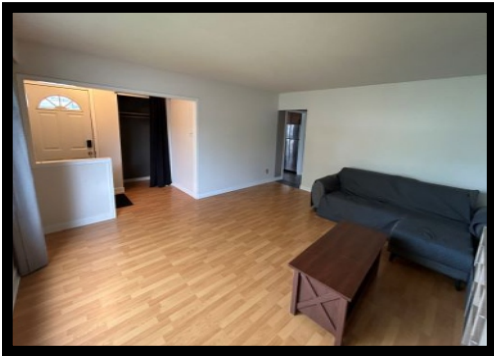
Bathroom - 4 Piece main bathroom with tile surround and modern vanity. 3 piece lower bath with vanity and walk in shower.

Lower level - Professionally renovated! This amazing space has a kitchen area, vinyl plank flooring, suspended ceiling and recessed lighting. Large bonus room with vinyl plank flooring. 3 piece bath. Large laundry/utility room. Plenty of storage under the stairs.

Yard - Fully fenced and landscaped. New back fence in 2022. Wooden deck. Paved driveway.

Garage - 1.5 car detached garage on concrete pad is wired and insulated and has 100 amp panel.

Extras - Move in ready! Great location! PVC windows. Eaves replaced in 2022. Private Basement suite. Top Producing Air BNB in Town!



Age: 1964

Lot Size: Irregular

House Size: 1016 Sq.Ft.

Taxes: \$4,540.98 Gross 2026 (Net \$2,940.98)

Heat: EFA

Possession: TBA

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

