



## 68 Char Bay - \$244,900.00

2 + 2 Bedroom - Bi-Level  
Westwood Area - 13/99/776

*Large bi-level has room to roam!  
Quiet street! Close to schools and shopping!*



**Kitchen** - Large open kitchen and dining area. Plenty of cabinets and peninsula style counter. Pantry. Double stainless steel sinks. Laminate flooring. Newer patio doors lead to the raised deck - perfect for summer barbeques. Large PVC window over looks the back yard.

**Living Room** - Big and bright with lots of natural light. Wall to wall carpet and neutral decor.

**Bedrooms** - 2 bedrooms on main floor with wall to wall carpet. Master bedroom has access to the renovated 4 piece bathroom and walk-in dressing area. 3rd bedroom has laminate flooring and large closet. 4th bedroom down has wall to wall carpet and his/her closets.

**Bathrooms** - Renovated 4 piece main bathroom is modern with ceramic tile floor, soaker tub, tub surround and refurbished vanity. 3 piece bath down.



**Lower Level** - Rec room with newer wall to wall carpet, suspended ceiling and large windows. Stone fireplace and wet bar. 3rd & 4th bedrooms. 3 piece bath has been updated with a tiled walk-in shower, laminate flooring and corner vanity.

**Yard** - Nice size yard is partially fenced and landscaped. Raised deck off dining area. Concrete drive. Shed.

**Garage** - Double detached garage is insulated and wired. Electric door opener. Newer shingles in 2016.

**Extras** - Great Westwood location! Located at the end of the street - no traffic!! HRV unit. 60 Gallon hot water tank (2013). All baseboards replaced (except living room). Appliances are negotiable.



**Age:** 1977

**Heat & Hydro:** EFA (Approx. \$ .00 per month).

**Lot Size:** 60 x 120 (7200 sq ft)

**House Size:** 960 sq.ft

**Taxes:** \$4,165.56 Gross/2017 (Net \$3,465.56)

**Possession:** TBA



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

