



**56 Perch Cr.**  
**3 + 1 Bedroom - Bungalow**  
**Westwood Area - 9/126/778**  
**\$244,900.00**

**Excellent Westwood location! Quiet Street!**  
**Close to Westwood School!**



**Kitchen** - Stunning newer kitchen features rich espresso cabinets with stainless steel hardware and modern counter top. Custom built pantry and newer double stainless steel sinks and faucet. Large window.

**Living Room** - Professionally refinished with gleaming Oak hardwood floors. Front entry off living room.

**Bedrooms** - 3 bedrooms on main floor have newer laminate floors and have been recently painted. 4th bedroom down.

**Bathrooms** - 4 piece main bathroom has been recently renovated. 4 piece bath down.



**Lower Level** - Cozy family room is inviting with wall to wall carpet. 4th bedroom has wall to wall carpet. 4 piece bath with jetted tub and newer cabinet. Space is well utilized including boot cabinet, cold storage area under stairs and laundry room with well lit work bench.

**Yard** - Lot is high and well drained with beautiful mature trees. Partially fenced. Paved drive. Newer shed built in 2009.

**Garage** - 22' x 24' detached garage has 2 doors. Storage in attic. Garage floor has been refinished.



**Extras** - EFA furnace and 200 amp panel (August 2008). 60 gallon hot water tank (August 2008). Newer laminate flooring in hallway

**Age: 1963**  
**Heat: EFA**  
**Lot Size: 60 x 120**  
**House Size: 1013 sq ft**  
**Taxes: \$3160.25 Gross 2011**  
**Possession: TBA**



**RE/MAX<sup>®</sup> thompson**

Each office independently owned and operated.

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

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