



58 Sauger Cr. - \$254,000.00

3 + 2 Bedroom - Split Level

Westwood Area - 14/119/806

*Unique split level in popular Westwood sub-division!
Well maintained and a great family home!*



Kitchen - Large eat-in kitchen with plenty of wood cabinets, new counter tops and a functional layout. Large moveable island. Double stainless steel sinks. New laminate flooring.

Living Room - Warm and inviting with wall to wall carpet. New laminate flooring at the front entrance that leads to the custom deck.

Bedrooms - 3 bedrooms on the upper level with wall to wall carpet and double closets. Master bedroom features a 2 piece ensuite with pedestal sink. 4th & 5th bedrooms on lower level.

Bathroom - 4 piece bathroom on the upper level has been completely renovated. Custom built Ikea vanity with lots of storage, soaker tub, aqua board behind tiled tub surround and vinyl flooring.



Lower Level - Spacious with wall to wall carpet, wet bar and suspended ceiling. 4th bedroom has wall to wall carpet. 5th bedroom. 2 piece powder room. Access to garage.

Basement - Open rec room area with tons of storage. Access to crawlspace. Laundry room.

Yard - Yard is fenced and landscaped. Custom built wrap around deck (3 sides) is great for summer time fun.

Garage - Single attached garage with access to the lower level. Concrete pad.

Extras - Well maintained family home! Appliances included. Yard tools and patio furnishings negotiable. 60 gallon hot water tank.



Age: 1971

Lot Size: Irregular (7,002.76 sq ft)

House Size: 1056 sq ft

Taxes: \$4,269.83 Gross 2019 (Net \$3,769.83)

Hydro: EBB and wall heaters.

Possession: TBA



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

