



49 Cymbeline Drive

Westcliffe E states



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Westcliffe Estates semi-detached bungalow with 2 + 2 bedrooms and 2 bathrooms. Solid home with fenced yard. Main level is bright and sunny. The Walk-out basement has 2 bedrooms and a 3 pc bathroom, utility/laundry room and one car garage. Located on a quiet tree lined street within the Bells Corners community. Being sold "as is, where is".



PROPERTY FEATURES

- Westcliffe Estates
- 2+2 beds, 2 baths
- Walkout basement
- Fenced yard
- Located on quiet tree lined street



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Property Inclusions:

- Fridge
- Stove
- Hood Fan
- Dishwasher
- Auto Garage Door
- Opener

Rental Items:

- Hot Water Tank
- A/C

A/C buyout: \$3,026 + tax
Hot Water Tank buyout: \$895 + tax

all "as is"

Exclusions:

- Washer & Dryer



Room Dimensions:

<p>Main Level:</p> <ul style="list-style-type: none"> • Foyer 8'3" x 3'7" • Living Room 20'1" x 14'4" • Dining Room 10'7" x 8'2" • Kitchen 10'3" x 9'2" • Primary Bedroom 14'1" x 11'3" • Bedroom 11'4" x 10'4" • Full Bath 7'2" x 7'1" 	<p>Basement:</p> <ul style="list-style-type: none"> • Bedroom 14'3" x 9'11" • Bedroom 16'0" x 11'9" • 3pc Bathroom 7'7" x 6'5" • Utility Room 16'3" x 12'1"
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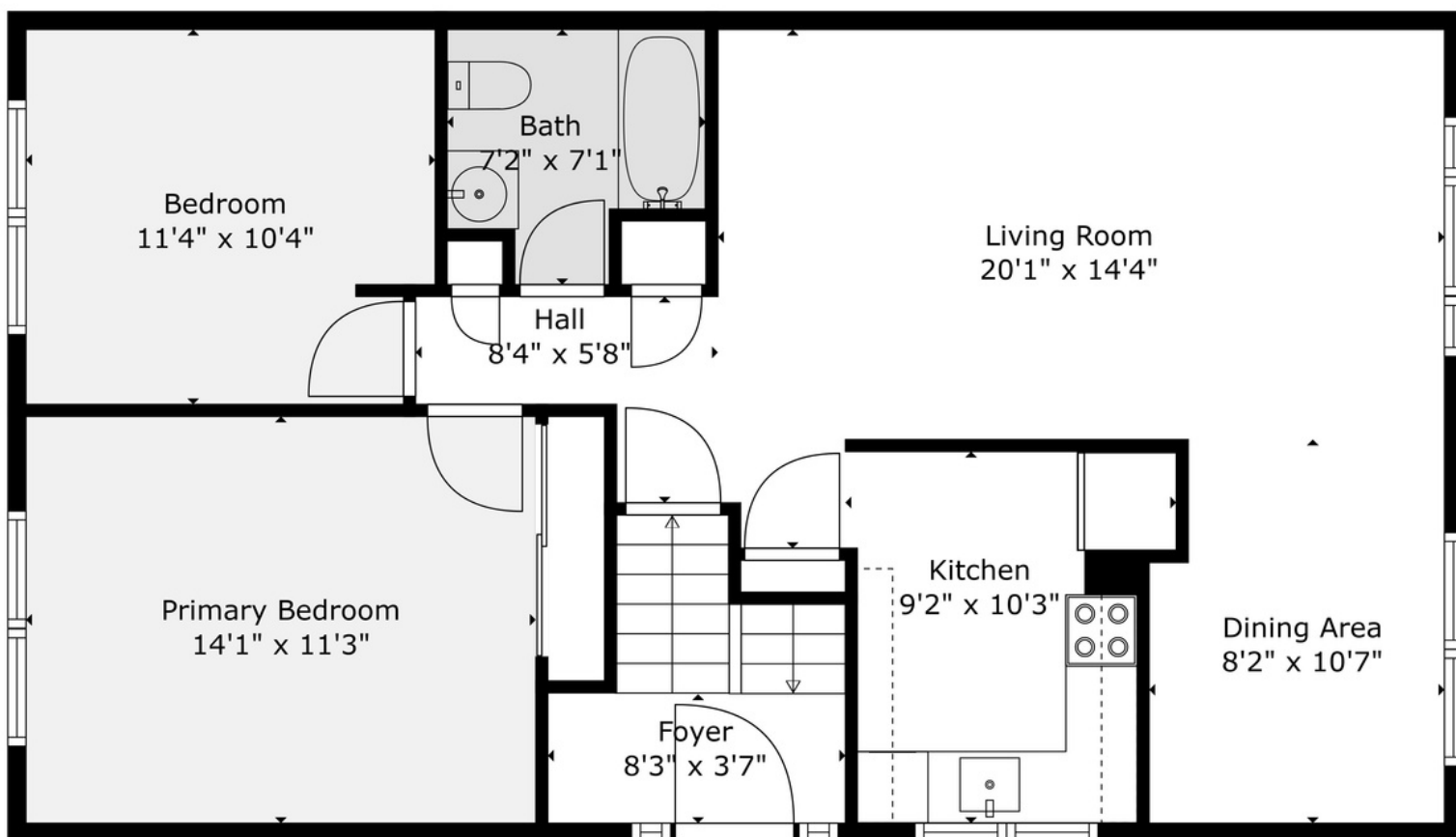
Westcliffe Estates



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Floorplans: Main Floor



TOTAL: 1330 sq. ft

Below Ground: 469 sq. ft, FLOOR 2: 861 sq. ft

EXCLUDED AREAS: UTILITY: 196 sq. ft, GARAGE: 185 sq. ft

Measurements Are Deemed Highly Reliable But Not Guaranteed





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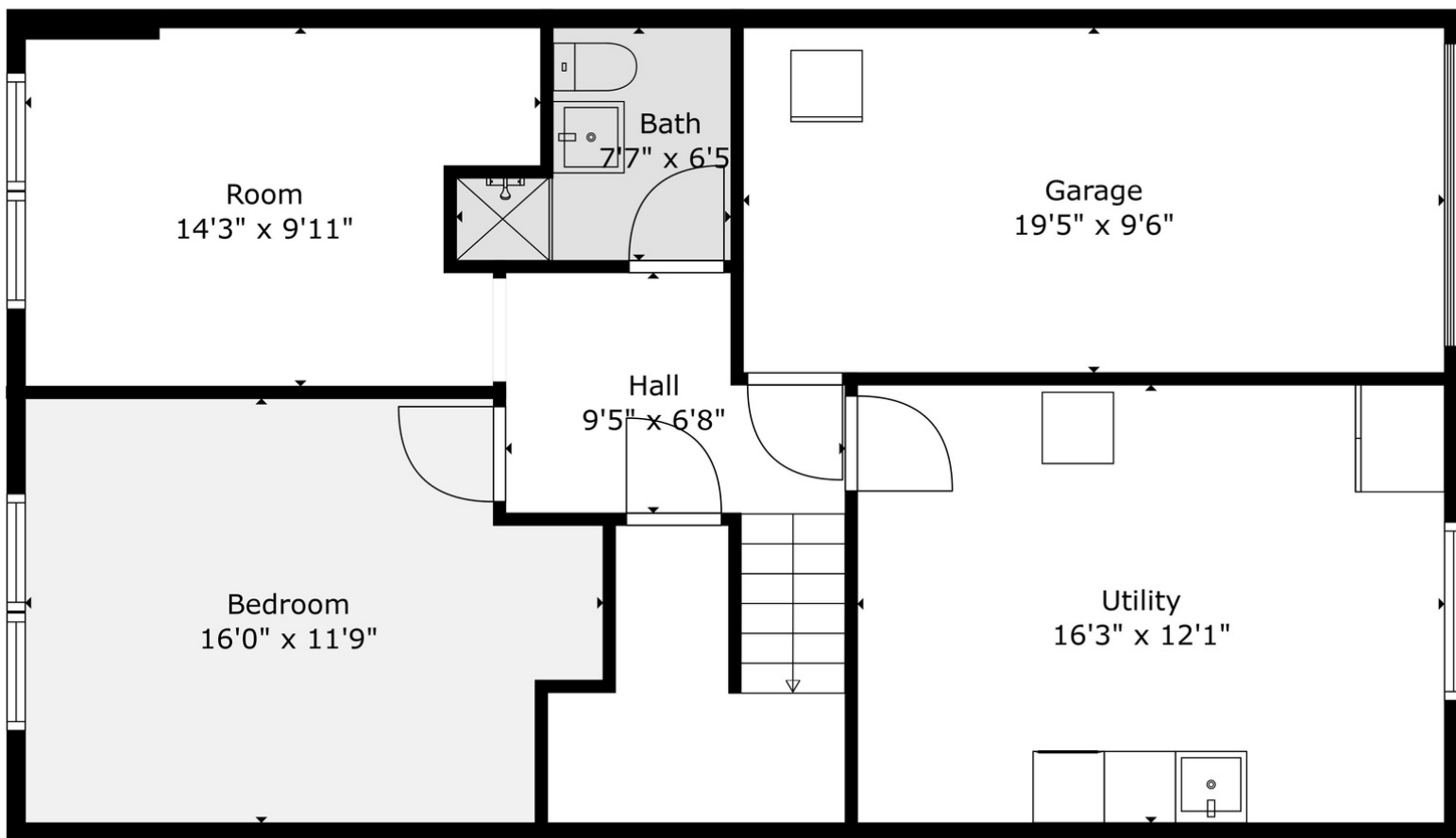
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Floorplans: 2nd Floor



TOTAL: 1330 sq. ft

Below Ground: 469 sq. ft, FLOOR 2: 861 sq. ft

EXCLUDED AREAS: UTILITY: 196 sq. ft, GARAGE: 185 sq. ft

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Presented By:



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That's the bottom line..**



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