

# Welcome to 27 Orrin Avenue

Great opportunity to own this 2 bedroom home in popular Civic Hospital area. Renovated eat-in kitchen with lots of cupboards and pantry. Bright living room with gas fireplace. Formal dining room. Hardwood floors. Renovated full bathroom with skylight and soaker tub. Landscaped private backyard with lovely flagstone patio. Detached garage, private driveway. Don't miss this one!

## Room Dimensions

### **MAIN LEVEL**

Living Room	Main	16'11" x 11'02"
Dining Room	Main	10'05" X 08'11"
Kitchen	Main	17'08" X 07'08"

### **SECOND LEVEL**

Master Bed	2nd Level	11'07" X 09'09"
Bedroom 2	2nd Level	12'08" X 07'10"
Full Bath	2nd Level	4 piece

### **BASEMENT**

Laundry Room	Basement
Store Room	Basement

## Property Details

<b>List Price:</b>	\$ 359,900
<b>Lot Size:</b>	45' x 89'
<b>Taxes:</b>	\$4418/2008
<b>Heating:</b>	Forced Air Gas - Air Conditioning
<b>Rentals:</b>	Hot Water Tank
<b>Parking:</b>	2 Garage Attached
<b>Possession:</b>	TBA

## Special Features

### **Exterior appeal:**

- Superb location in the prestigious Civic Hospital Area
- Great home on a quiet tree-lined street
- Classic brick exterior
- Private driveway with single detached garage
- Landscaped backyard with flagstone patio

### **Interior appeal:**

- Classic features like hardwood floors and cove ceilings
- Bright living room with gas fireplace
- Separate formal dining room - perfect for entertaining
- Updated eat-in kitchen with plenty of cupboards and pantry
- Two bedrooms on second level
- Updated full bathroom with skylight and soaker tub

### **Inclusions:**

Refrigerator, Stove, Dishwasher, Washer & Dryer

### **Exclusions:** Tenant's Belongings

All above mentioned information is believed to be accurate but is not warranted.