

Welcome to 36 Orrin Avenue

Great opportunity to own a three bedroom single family home in the desirable Civic Hospital neighbourhood. Spacious living and dining rooms, wood fireplace, cove mouldings, hardwood floors, excellent size bedrooms. Fabulous corner lot and walking distance to great shopping, schools, and public transit.

Room Dimensions

MAIN LEVEL

Living Room	Main	15.00	X	12.10
Dining Room	Main	12.02	X	11.02
Kitchen	Main	13.07	X	7.08

SECOND LEVEL

Master Bed	2nd Level	13.05	X	9.00
Bedroom 2	2nd Level	12.00	X	12.00
Bedroom 3	2nd Level	12.02	X	7.08
Full Bath	2nd Level	4 Piece		

BASEMENT

Laundry
Storage

Special Features

Exterior appeal:

- * Located on a tree lined street in a fabulous neighbourhood
- * Within walking distance to schools, churches, public transit, shops & restaurants of Wellington Village, and the GCTC
- * Great size corner lot
- * Private driveway accessed from MacFarlane
- * Convenient side door/mud room entrance
- * Updated windows

Interior appeal:

- * Original charm and character intact including hardwood floors and cove mouldings
- * Bright living room with wood burning fireplace
- * Separate formal dining room overlooks the backyard and is ideal for entertaining
- * Efficient kitchen with two windows
- * Spacious master bedroom with alcove
- * Two additional good sized bedrooms
- * Full bathroom with pedestal sink

Inclusions: Stove, Washer, Dryer

Exclusions: Bar Fridge

Property Details

List Price:	\$ 449,900
Year Built:	approx.
Lot Size:	50' x 100'
Heating:	Forced Air Oil
Rentals:	Hot Water Tank
Parking:	Private driveway
Possession:	To Be Arranged

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