



# 27 Birch Ave. - \$145,000.00

## 3 Bedroom - One-Level

### Juniper Area - 14/15/739

*Super starter home or revenue property!  
Move in ready! Close to downtown amenities!*



**Kitchen** - Galley style kitchen with newer cabinets and laminate counter tops. Double stainless steel sinks. Open to the dining area with vinyl flooring. Portable dishwasher. Large PVC picture window.

**Living Room** - Open to the dining area, the living room is nice and bright with large PVC picture window. Pellet stove provides extra warmth. Laminate flooring.

**Bedrooms** - 3 spacious bedrooms with laminate floors. The Primary bedroom has a spacious closet..

**Bathroom** - 4 piece bathroom with modern vanity, tub surround and vinyl flooring.

**Yard** - Large lot. Partially fenced and landscaped. Deck. Mature landscaping. Ample parking.

**Garage** - Single detached garage (12' x 24') on concrete pad.

**Extras** - Move in ready! New baseboard heaters (2024). New doors at front and back (2024). Shingles replaced in 2016. Not water tank replaced in 2022. Insulation upgraded to R40 in 2020. Fresh paint and trim in 2025. Low property taxes!



**Age:** 1958

**Lot Size:** 60' x 125' (7,500 sq ft)

**House Size:** 1,013 sq ft

**Taxes:** \$2,904.30 Gross 2025 (Net \$1,700.00)

**Heat:** EBB (Approx. \$100.00 per moth)

**Possession:** TBA



Each office independently owned and operated.

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

