



4 Birch Ave. - \$199,000.00

3 Bedroom - Bungalow

Juniper Area - 1/16/739

***Well maintained Juniper area bungalow!
Close to school and shopping amenities!***



Kitchen - U shaped kitchen with plenty of cabinets, and counter space. Double stainless steel sinks, built in dishwasher and vinyl floors.

Dining Room- Spacious dining area with patio doors that lead you out to the small deck in the backyard.

Living Room - Large living room with large triple pane windows overlooking the street. Hardwood floors that flow down the hallway.

Bedrooms - 3 large bedrooms on the main floor are spacious and have laminate flooring, large closets and PVC windows.

Bathroom - 4 piece main bathroom has newer tub and surround, vinyl flooring, large vanity and extra storage.



Lower Level - Large finished rec room features wall to wall carpet, drop down ceiling, new LED lights. Bonus room is currently used for storage. Spacious laundry and utility room.

Yard - Fully fenced and nicely landscape. Deck in backyard. New shed in 2025 and gazebo.

Garage - Single detached garage is wired, insulated with a concrete pad. Electric door opener.

Extras - House shingles are 3 years old. Garage shingles 4 years old. Hot water tank 6 years old. Washer and Dryer New in 2025. Triple pane windows throughout. Nice refurbished fence.



Age: 1958

Lot Size: 65 x 125

House Size: 1040 sq ft

Taxes: \$3,525.96 Gross/2025 (Net \$2,025.96)

Heat: EFA- EPP \$261.00/ month

Possession: TBA

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

