



FloydTeam.ca

REAL ESTATE KEPT REAL

Welcome to 27 Pansy Avenue



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27 Pansy Avenue

Solid 3-storey semi-detached, amazingly well positioned on popular Pansy Avenue. Hardwood throughout, back to front living/dining room, and updated kitchen. Second floor features two bedrooms plus a loft and 4-piece bath. Also has a balcony off the primary bedroom. Third floor has two additional rooms. Floorplan allows for alternate usage. A backyard deck extends the living space in warmer months. A good-sized parking space in the back allows for possibly two small cars. Shows well, lovingly cared for.

Estate sale - Property being sold as-is, where-is with no representations or warranties.

Main Floor

Foyer: 3'10" x 3'8"

Living Room: 13'0" x 11'0"

Dining Room: 12'2" x 10'9"

Kitchen: 12'5" x 10'1"

Deck: 11'4" x 10'8"

Second Floor

Primary Bedroom: 15'8" x 10'1"

Balcony: 6'10" x 6'9"

Bedroom 2: 10'10" x 9'11"

Den/Loft: 10'7" x 7'9"

Full Bathroom (4pc): 5'9" x 4'9"

Third Floor

Bedroom 3: 15'11" x 8'0"

Bedroom 4: 8'7" x 9'5"

Basement

Utility/Storage: 24'0" x 15'2"

ITEMS OF NOTE

- Poured concrete foundation
- Hot water tank: gas rental (2003)
- Heating: forced air, natural gas (2011)
- Cooling: central air
- Updated roof
- Freshly painted throughout
- Porch and second level balcony repaired and freshly painted
- Home being sold "as is, where is" (estate sale)
- Inclusions: refrigerator, stove, dishwasher, hood fan, washer, dryer, 2x ceiling fans
- Exclusions: dining room chandelier & curtains, living room curtains, primary bedroom curtains
- Property taxes: \$4939.20 / 2021

Main Level Information

FOYER: Small inner foyer with hardwood flooring.

LIVING ROOM: Sun-filled living space with South-facing windows, hardwood floors, and a focal wood-burning fireplace.

DINING ROOM: Reasonably sized room has hardwood floors, decorative baseboards and a single window looking north.

KITCHEN: Updated kitchen features wooden cabinetry with one glass display shelf, a small L-shaped working area with ceramic backsplash, single sink, a white stove with ceramic cook top, white hood fan, white dishwasher and white fridge. Cupboards on both sides of the kitchen provide ample storage. There is also a small eating area with two corner windows for natural light as well as rear deck access.





Second Level Information

SSTAIRCASE / HALLWAY: Hardwood stairs and wooden railing lead up to the second level. The hallway features a broom closet for storage, hardwood flooring that continues throughout the second level, and glass look door handles on each door.

PRIMARY BEDROOM: South facing room with a second level balcony has an updated triple panel window and a single closet.

BEDROOM 2: Reasonably sized room with hardwood floors, single closet and a single window facing north.

BATHROOM: Bath has ceramic tile floor, pedestal sink, ceramic tile tub and shower surround white tub with handheld shower head and toilet. There is a single window with wooden trim for natural light.







3rd Level

RSTAIRCASE: Hardwood stairs with wooden railing lead up to the third level. There is a large north facing window to the back of the home giving a view of the metal roof over the main floor kitchen.

BEDROOM 3: Located at the front of the house with an updated south facing window looking to the front yard, an updated west facing window looking to the side of the home and updated hardwood floors. Room also has a ceiling fan and a single closet.

BEDROOM 4: Room has updated hardwood floors, a window facing to the west, a single closet plus a ceiling fan.

Basement

Basement area houses the front-loading washer and dryer and has a ceiling height of ~6'6" plus two small windows for natural light. The storage area has a small closet. The basement also houses the updated 100-amp electrical panel on breakers and the forced air, high efficiency natural gas furnace (2011).



Exterior Information

A 3-storey, North-facing, semi-detached home with a brick and stucco exterior. A flagstone walkway leads up to the covered front entrance with aluminum soffits and fascia plus eaves troughing. There is parking space for two cars and the backyard has a good-sized deck extending the living and playing area.

