



6501BilberryUnitB.com

6501 Bilberry Drive, Unit B



CONVENT GLEN, **ORLÉANS**

This beautiful two-bedroom upper unit condominium is within walking distance of a variety of amenities, including retail, restaurants, public transit, parks, and trails.

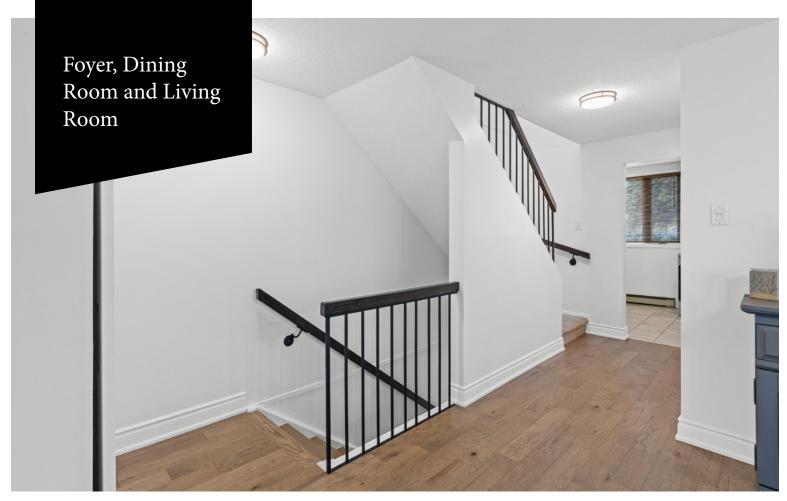
The open-concept layout features a neutral colour palette, engineered hardwood flooring, and a comfortable living and dining area filled with natural light. A balcony off the living room provides a natural extension of the living space, overlooking greenspace and offering elevated treetop views.

The kitchen has been tastefully updated and includes space for a breakfast table. A powder room is conveniently tucked away on this level.

Upstairs, you will find two bedrooms and a full bathroom. The primary bedroom features elegant wall wainscoting, a wellproportioned closet, and access to a private balcony, offering a quiet outdoor retreat.

Additional features include in-unit laundry amenities, one parking space, and the advantage of being an end unit.

613-692-0606









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Key Updates & Points to Note

- · Stove replaced (2024).
- · Heat pump (2023).
- · End unit for added privacy.
- · Abundant natural light throughout.
- · Skylight at the top of the stairs.
- · Move-in ready condition.
- · Perfect for first time home buyers, downsizers, and investors.
- · Parking Space# #105 (exclusive use).

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Property Dimensions

Second Level

Living Room 13'10" x 11'3"

Dining Area 15'7" x 17'11"

Kitchen 13'10" x 9'2"

Bathroom / WC 6'4" x 5'2"

Balcony 14'0" x 7'6"

Upper Level

Primary Bedroom 11'2" x 13'4"

Balcony 5'11" x 5'3"

Bedroom 11'4" x 8'6"

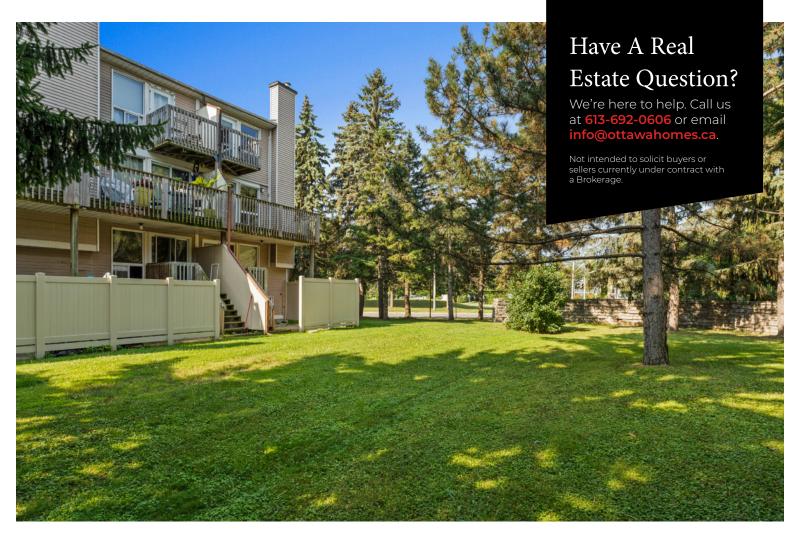
Bathroom 6'11" x 8'3"

Utility 6'11" x 6'3"





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It's All In The Details

Bedrooms: 2

Bathrooms: 2

Property Type: Condominium

Neighbourhood: Orléans

Taxes/Year: \$2,623.58/ 2025

Heating: Electric Baseboard

heating/Heat pump

Condominium Fee:

\$417.13/month.

Note, this amount includes a \$30 fee for an additional parking space currently rented by the homeowner.

Condominium Fee Includes:

Building insurance & common

elements.

Utilities:

Approximate Hydro Expense: \$150/month.

Approximate Water Expense: \$60/month.

Inclusions:

Stove. Microwave/Stove Vent. Dishwasher. Washer. Dryer. Fridge. AC. Light Fixtures. Bathroom Mirrors. All Window Coverings.

Exclusions:

Floating Shelves. Brackets & TV's. Shoe Cabinet. Deep freezer. Pantry.

Rental Equipment:

None.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.



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