

Welcome
to

123 Blechner Drive



About This 816 SF Home

1st time buyer? Investor? New to Canada & looking for a place to call "home"? We think you'll find it here at 123 BLECHNER near all levels of schools, shopping, transit & more in the established community of The Maples. Well loved & looked after by long time owner & looking for a new family. This solid gem can be your opportunity to make it your "sparkling diamond" with some updating, elbow grease & your personal touches. At 816 SF, this bungalow provides 2 good sized bedrooms, a full bathroom, cozy living room w/south facing views, & an eat-in kitchen w/ample cabinet & counter space. The lower level basement offers a HUGE footprint & many possibilities. Currently, there's a rec-room w/dry bar & spacious laundry/mechanical/storage room. Create a 3rd bedroom & 2nd bath? Anything is possible! You'll love the attached garage. This home offer a spacious backyard w/covered patio & backs on to James Nesbitt School playground! Updates: Windows, soffits/facia, mid-efficient furnace+

- 2 beds & 1 bath
- Well located in The Maples
- Close to schools, transit, & shopping
- Appliances included
- Many updates
- Long time owner!
- Monthly Gas: \$67
- Monthly Hydro: \$34
- Annual Gross Taxes: \$3820



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