

Welcome to

6350 Bilberry Drive



CHELL
TEAM



Lovely condo townhome nestled in a prime location, directly across from scenic Ottawa River pathway trails and just steps to everyday amenities! The open-concept living and dining area features a wood-burning fireplace with a stone surround, creating a warm and inviting space. The kitchen offers white cabinetry, sleek quartz countertops and stainless steel appliances, while an updated main floor powder room adds convenience. Upstairs, you'll find two generously sized bedrooms, including a spacious primary with three separate closets. An updated 5pc main bathroom with a dual vanity completes the second level. A hardwood staircase leads to the finished basement, offering a versatile rec room with space for a home office, gym or playroom, along with abundant storage. Enjoy the fully fenced, south-facing backyard with deck, perfect for relaxing or entertaining. One parking space is included, with the potential to rent a second, plus ample visitor parking. Low condo fees include water. Enjoy the best of low-maintenance, affordable living, with nature at your doorstep and convenient access to shopping, schools, parks, amenities & Highway 174!





MAIN LEVEL

Foyer	10'9" x 2'8"
Kitchen	9'11" x 7'0"
Living Room	13'2" x 12'2"
Dining Room	10'3" x 7'2"
Bathroom	2-piece

SECOND LEVEL

Primary Bedroom	13'3" x 10'6"
Bedroom	13'4" x 10'7"
Bathroom	5-piece

BASEMENT

Recreation Room	14'3" x 12'7"
Laundry/ Storage Room	

Bedrooms: 2

Bathrooms: 2

Neighbourhood: Orleans Wood

Year Built: 1985

Possession: TBA

Style: Condominium Townhome

Exterior: Brick, Siding

Parking: 1 (potential to rent a 2nd parking space)

Heating: Forced Air / Natural Gas

Cooling: Central Air

Taxes: \$2,804.61 / 2026

Condo Fees: \$370.41 / month

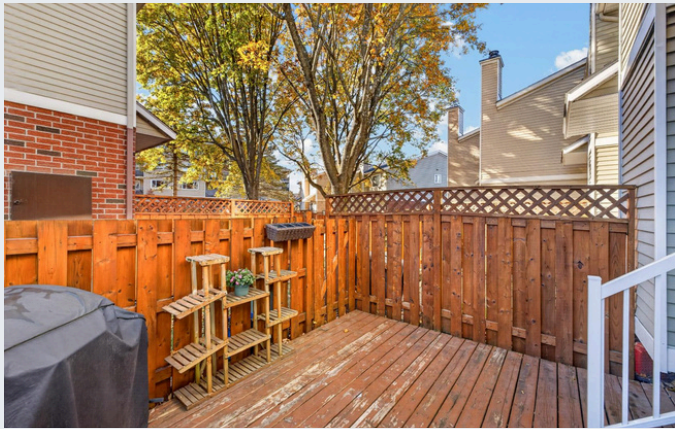
INCLUSIONS

Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, All Window Coverings, All Light Fixtures

EXCLUSIONS

TV Bracket







*Designated Representative

Patti Brown*
BROKER

Susan Chell
BROKER

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home too!