



BOREAL REAL ESTATE LTD., Brokerage

267-271 Thirteenth Avenue Cochrane Ontario

\$279,900

LOOKING FOR A HOME AND INCOME? THESE TWO HOMES MIGHT BE EXACTLY WHAT YOU ARE LOOKING FOR. NOTE THAT THE TOTAL NUMBER OF ROOMS, BEDROOMS, KITCHENS, WASHROOMS, AND PARKING SPACES ARE FOR BOTH HOMES COMBINED. THE MEASUREMENTS FOR ROOMS 1 TO 6 ARE FOR UNIT #267, AND ROOMS 7 TO 12 ARE FOR UNIT #271. THE TWO HOMES ARE SIMILAR IN SIZE, BUT NOT EXACTLY THE SAME. UNIT #267 IS VACANT AND MOVE-IN READY. IT OFFERS APPROXIMATELY 841 SQ. FT. AND CONSISTS OF A FRONT ENTRANCE, TWO BEDROOMS, ONE 4-PIECE BATHROOM WITH A LAUNDRY COMBINATION, AN OPEN-CONCEPT FAMILY ROOM, AND AN EAT-IN KITCHEN. UPDATES TO UNIT #267 INCLUDE THE KITCHEN IN 2023, TWO FAMILY ROOM WINDOWS IN 2022, SHINGLES IN APPROXIMATELY 2016, AND THE FURNACE AND HOT WATER TANK IN 2014. UNIT #271 IS TENANTED AND OFFERS APPROXIMATELY 838 SQ. FT. IT CONSISTS OF A FRONT ENTRANCE, TWO BEDROOMS, ONE 4-PIECE BATHROOM WITH A LAUNDRY COMBINATION, AN OPEN-CONCEPT FAMILY ROOM, AND AN EAT-IN KITCHEN. UPDATES TO UNIT #271 INCLUDE ALL WINDOWS IN 2022, THE FRONT DOOR IN 2020, SHINGLES IN APPROXIMATELY 2016, AND THE FURNACE AND HOT WATER TANK IN 2014. (id:6769)

Foyer 2.34 m X 2.26 m

Bedroom 2 3.54 m X 3.04 m

Family room 5.15 m X 3.63 m

Bathroom 2.75 m X 2.01 m

Kitchen 4.38 m X 3.65 m

Bedroom 3.58 m X 3.05 m

Bedroom 2 3.6 m X 3.07 m

Bathroom 2.79 m X 1.92 m

Foyer 1.71 m X 1.58 m

Family room 4.86 m X 3.75 m

Kitchen 4.52 m X 3.83 m

Bedroom 3.61 m X 3.53 m

Listing Presented By:



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BOREAL REAL ESTATE LTD.

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