



## 795 RIVERSIDE DRIVE



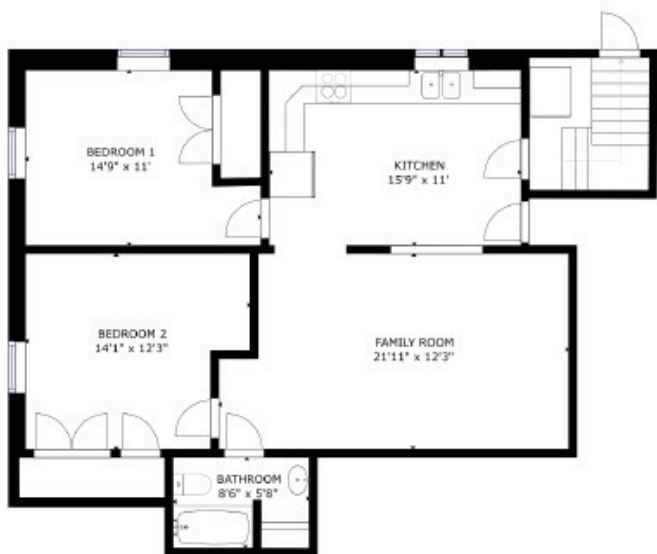
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# PROPERTY OVERVIEW

795 Riverside Drive is an exciting opportunity to own a spacious bungalow that not only offers the charm of single-story living but also comes with the added advantage of potential rental income in the basement. This property, with easy access to uptown/downtown amenities, offers a canvas for upgrades and modernization, allowing you to create a space that reflects your unique style and preferences. Step inside to discover the main living area, where the layout provides a cozy and functional space. The living room is bathed in natural light, creating a bright and airy ambiance.

Next, you will find the open kitchen and dining room that is highlighted by an abundance of cupboard space, solid surface countertops, and a full-size pantry. Off this space is the main bathroom with laundry area, and two bedrooms with the primary having patio door access to the back deck. Completing this floor is the garage area that has been converted into a 3rd bedroom or could be used for an extra living room space.

The basement, with its separate entrance, holds promise for a rental unit. This space offers two bedrooms, a full bathroom, laundry, a living room, and a full kitchen. With a vision and a renovation plan, you can breathe new life into this bungalow, creating a modern and inviting home for yourself while potentially earning rental income from the basement. Seize this opportunity to unlock the full potential of this property and turn it into the home of your dreams.





Property Taxes for 2023: \$2623.99



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