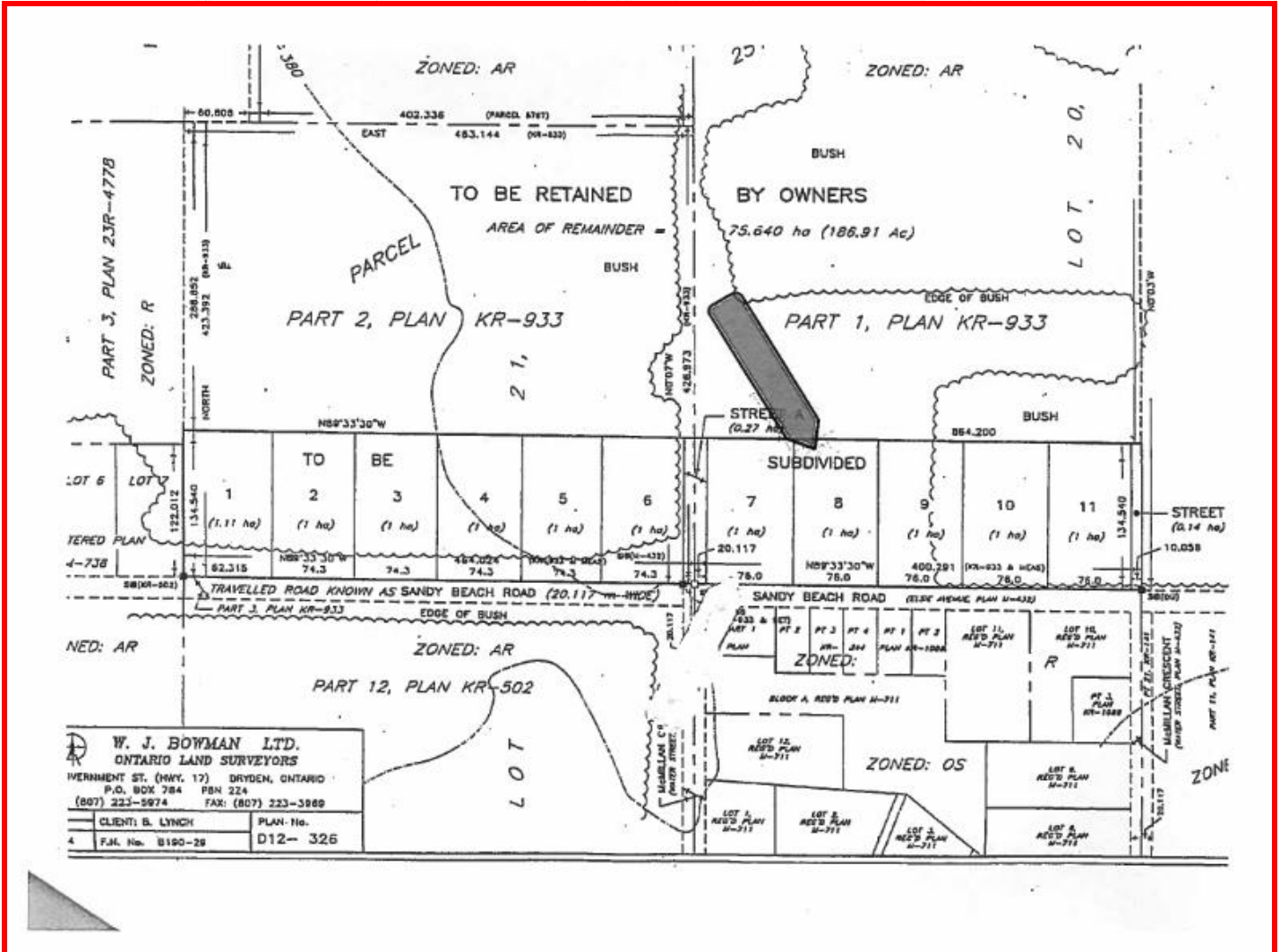


Austin & Austin

Realty Ltd. Brokerage

Austin & Austin Realty Ltd. • #3-35 Whyte Avenue, Box 790, Dryden, Ontario, P8N 2Z4 • Fax (807) 223-5933 Phone (807) 223-6215



\$19,900

861 Sandy Beach Road

2.53 Acres

LOCATION!! LOCATION!! LOCATION!!
 Build the home of your dreams on this 2.53 acre lot, located minutes from the city down a well maintained paved road. Near schools, shopping, ball diamonds, golf course and Sandy Beach makes this location very desirable.
 Listing Sales Representative: Brenda Caren V-479

List Price: \$19,900 **Address:** 861 Sandy Beach Road
File Number: V-479 **Zoning:** RR (residential rural)
Legal: PCL 8-1 SEC 23M921; LT 8 PL 23M921, Pin # 420880430
Lot Size: 2.53 Acres 249' x 441' +/- **Taxes:** \$ 357 (2016)
House Size: vacant lot n/a **MPAC Assessment:** \$ 16,900 (2016)
Estimated Age: n/a **Style:** n/a
Exterior Finish: _____ **Roof Cover/Age:** _____
Driveway: _____ **Window Style:** _____
Foundation: _____ **Basement Size:** _____
Basement Finish: _____
Heat/Cost: _____ **Plumbing:** _____
H.W.T.: _____ **Garage:** _____
Panel: _____ amp panel **Consumption:** _____
Detached Units: _____
Septic System: none
Water System: none
Rooms **Bedrooms 1:** _____
Kitchen: _____ **2:** _____
Dining Room: _____ **3:** _____
Living Room: _____ **4:** _____
Other: _____ **5:** _____
Baths: _____
Inclusions: _____

*All Information contained herein is from sources deemed reliable,
but no responsibility is assumed regarding complete accuracy thereof.*

PART 3, PLAN 23R-4778

ZONED: R

PART 2, PLAN KR-933

TO BE RETAINED

75.640 ha (186.91 Ac)

PART 1, PLAN KR-933

SUBDIVIDED

NED: AR

PART 12, PLAN KR-502

ZONED: AR

W. J. BOWMAN LTD.
ONTARIO LAND SURVEYORS
VERNMENT ST. (HWY. 17) DRYDEN, ONTARIO
P.O. BOX 784 PBN 224
(807) 223-5974 FAX: (807) 223-3968

CLIENT: B. LYNCH
PLAN No. D12-326
F.N. No. B190-28

LOT 1

McMILLAN CR
(WATER STREET)

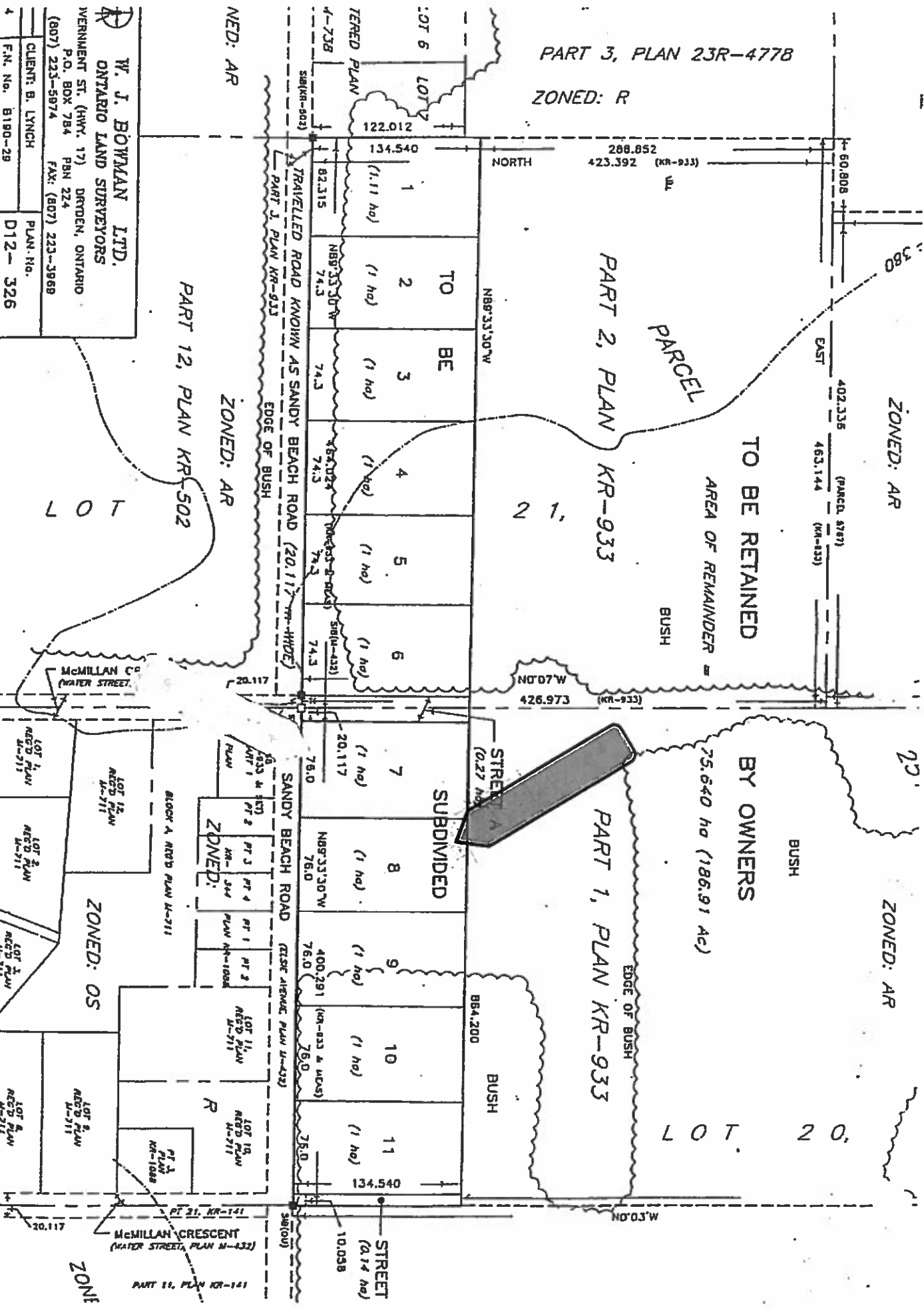
ZONED: OS

LOT 2

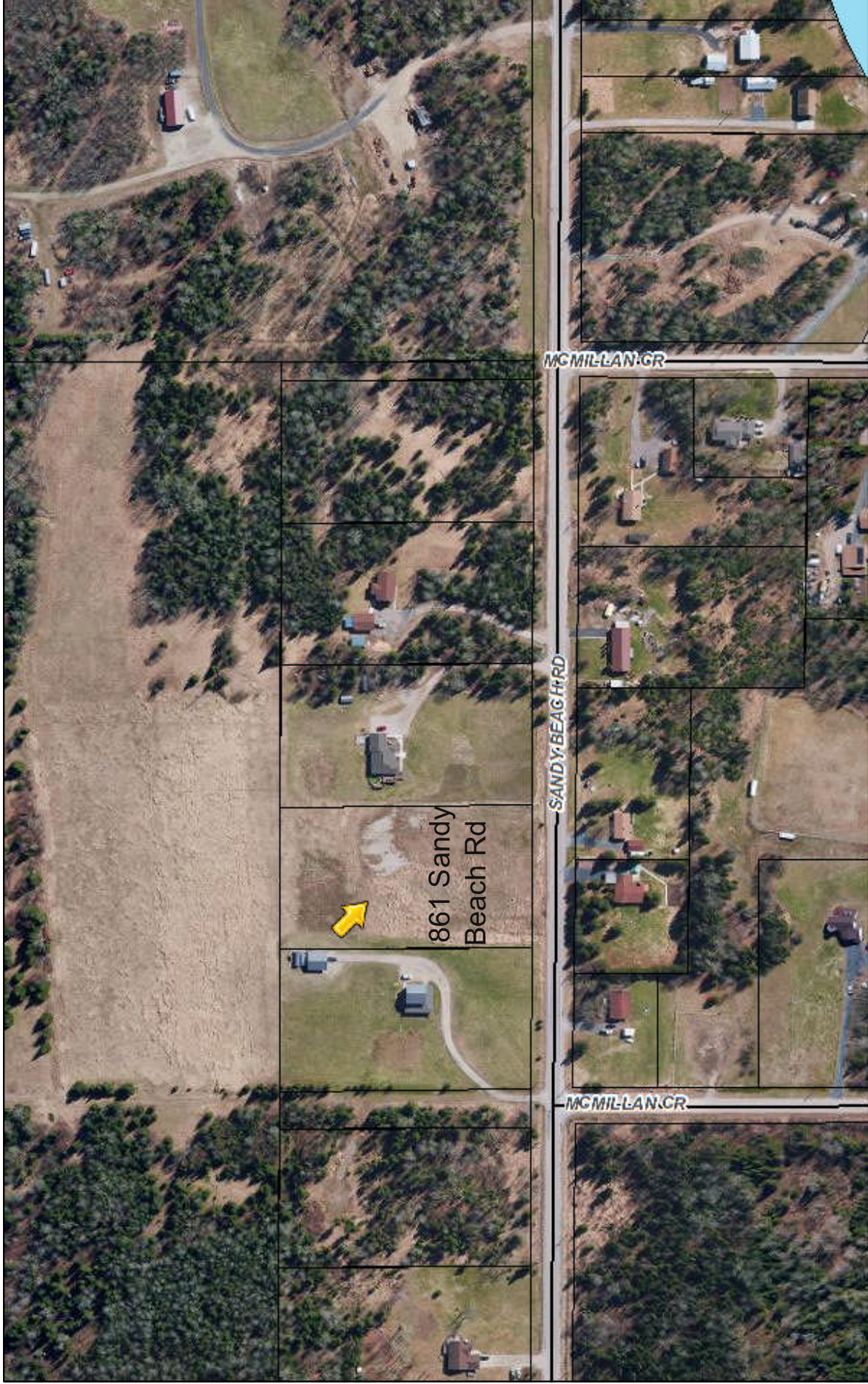
McMILLAN CRESCENT
(WATER STREET, PLAN M-432)

LOT 3

PART 11, PLAN KR-141

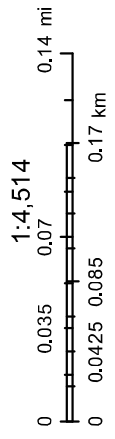


Dryden Realtors GIS Application



March 7, 2017

- Streets
- Properties
- Dryden Water Bodies
 - Lakes
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),