



**\$330,000**

**48 Clearwater  
Crescent**

**70' x 110'**

**With beautiful curb appeal and a unique style, this two-storey home is a compliment to this family friendly neighbourhood! The main floor is the heart of the home for family and friends to gather in a large Living Room, combination Kitchen/Dinette and an optional Dining/Family room. Upstairs is host to 3 large bdrms, a 4pc & en-suite bath. Recently finished Recreation & spare room downstairs. Att. Garage, concrete drive & fenced back yard. Listing Broker - Patty DeGagne H-1654**

Such an inviting entrance & resting space!!



Privacy hedge, mature vines & a walking path.



The att. Garage leaves room for overhead stor.



Fenced back yard with a south facing sundeck.



Access to the back yard on the driveway side.



This wide lot leaves room for play & privacy.



Bright & spacious Kitchen with added features.



South facing Dinette area with garden dr to deck.



This Dining Rm could also be a nice Family Rm.



Spacious Living Rm with front & back door entry.



Continuous hardwood floors line the bedrooms.



Recently renovated Recreation & spare room.



**List Price:** \$330,000      **Address:** 48 Clearwater Crescent, Dryden.

**File Number:** H-1654      **Zoning:** single family residential

**Legal:** Lot 144, Plan M699, Parcel 31671, City of Dryden.

**Lot Size:** 70' x 110'      **Taxes:** \$3,758.50

**House Size:** 892 + 882 = 1774 (blue prints)      **MPAC Assessment:** \$244,000

**Estimated Age:** 1994 built      **Style:** 2 Storey

**Exterior Finish:** vinyl siding      **Roof Cover/Age:** shingles/July 2018

**Driveway:** poured concrete      **Window Style:** Lowen - triple glaze

**Foundation:** poured concrete      **Basement Size:** 892 sq.ft.

**Basement Finish:** Recreation Room, spare room, storage & utility room

**Heat/Cost:** F/A Gas - \$1389.46 past 12 mths      **Plumbing:** mixed

**H.W.T.:** Reliance rental      **Garage:** Attached 21'4 x 21'8 with high ceiling

**Panel:** 200 amp panel      **Consumption:** \$1401.18 - past 12 mths

**Detached Units:** metal storage shed and fenced back yard

**Septic System:** City Services - metered system

**Water System:** City Services

**Rooms**      **Bedrooms** 1: Mbdm. 14' x 17'

**Kitchen:** 11'6 x 21'6 with dinette      2: 10'4 x 12'

**Dining Room:** 11'6 x 11'6      3: 13'6 x 11'8

**Living Room:** 13'6 x 17'      4: dn. 11'6 x 8'

**Other:** main fl. laundry 5'6 x 7'6      5: \_\_\_\_\_

**Baths:** 2pc main floor, 4 piece up, 2 pc ens. with r.i. for shower, bsmt rough-in

**Inclusions:** Kitchen fridge & stove, clothes washer & dryer, built-in dishwasher, central vac with attachments, central air & air exchanger.

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

#48 Clearwater Crescent, Dryden.

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With beautiful curb appeal, and a unique style, this two-storey home is a compliment to this family friendly neighbourhood! Built in 1994, the original owner's have cared for and maintained the condition for the years ahead.

Outside improvements include a poured concrete drive, access to the back yard and a fenced lot for privacy. Enjoy relaxing in the shade on the front veranda or soaking up some sun on the south facing back yard deck. There's a storage shed for the overflow and a very productive apple tree in the back yard.

The attached garage has an automatic door opener for vehicle entry, is finished on the inside walls, and a high ceiling, open for added storage.

Inside, the main floor is the heart of the home for family and friends to gather! There's plenty of comfort in a large Living Room, the combined Kitchen and Dinette or the separate Dining Room. There's a two piece bath and main floor laundry room to complete the function of the main floor.

Upstairs is host to three nicely sized bedrooms and a four piece bath. Each of the children's rooms have chandelier lighting and double door closets.

The Master Bedroom easily supports a king sized bed with all of the dressers of a full set. There's a two piece en-suite bath with a rough-in for a shower unit. The walk-in closet is sure to please.

There is no carpet! Engineered hardwood is consistent through the Living/Dining/Hallway and upstairs bedrooms. Cushion vinyl gives comfort in the Kitchen/Dinette, laundry and bathrooms.

The basement has been newly upgraded with a modern laminate floor throughout the Recreation Room and spare room. The balance of the basement allows for plenty of storage within the utility area and roughed in plumbing for those who would like to add another bathroom.

The home is heated with natural gas and cooled with central air. There's an air exchange unit for humidity control, sump pit and pump in the basement, central vac with attachments, a gas line for the BBQ and a tee for those that want to add a gas heater to the garage.

Enjoy the conveniences of Municipal services, including immediate access to Pronger Park and Government dock/Wabigoon Lake, the Laura Howe Marsh and City walking trails at your leisure.

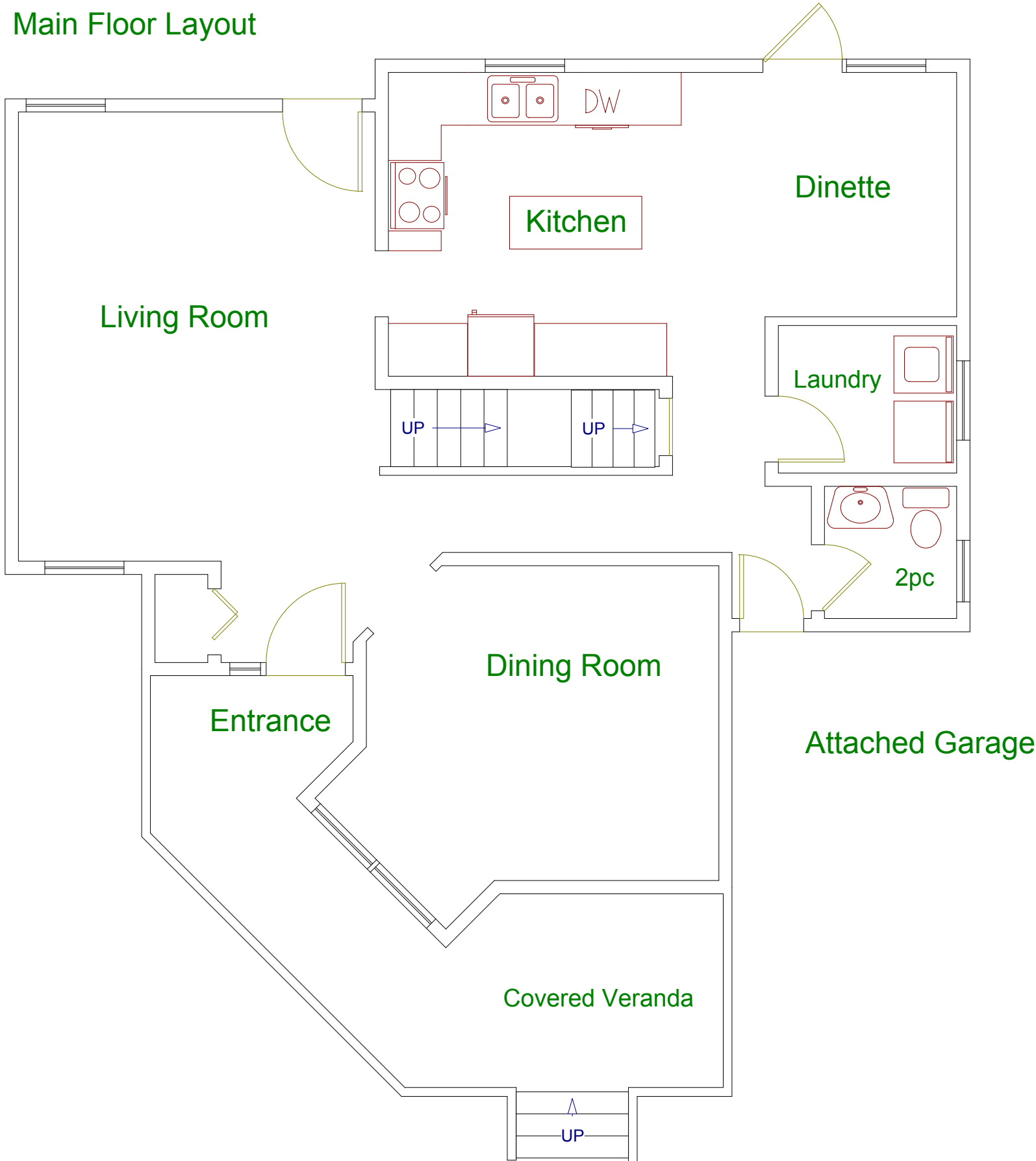
This home is ready for Your family!

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# 48 Clearwater Crescent, Dryden.

South facing Sundeck

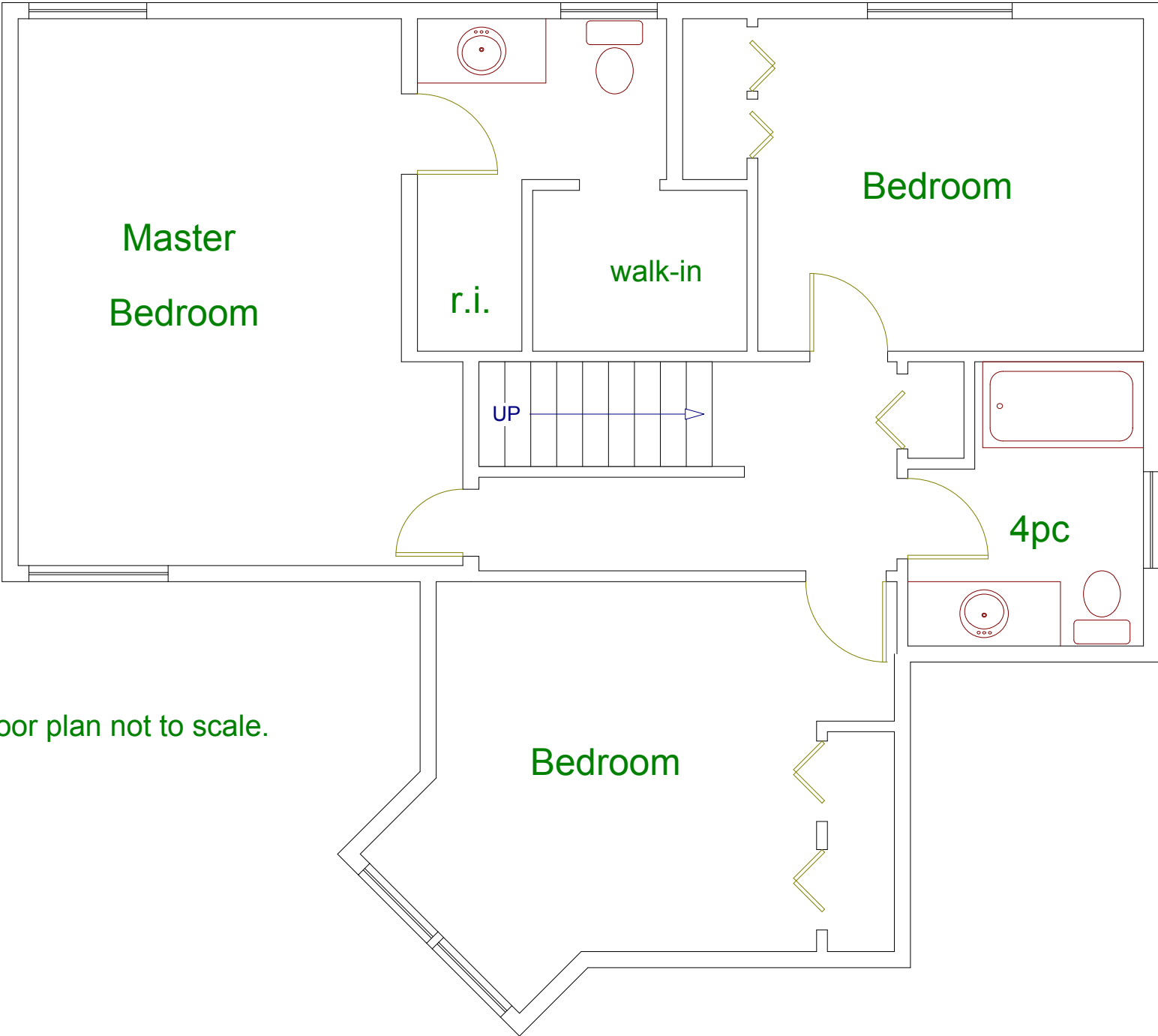
Main Floor Layout



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Upper Level Layout



Floor plan not to scale.

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Basement Layout

