

Austin & Austin

Realty Brokerage

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\$149,900

**44 Dingwall
Parkway**

56.89' x 132.86'

Backing onto Pronger Park! The location is preferred and the home is a comfortable and well built Brick Bungalow. The double garage would support a rooftop sundeck and the original breezeway/greenhouse affect can be opened up or converted to a three season room. The full basement extends from the house to below the garage! Starting out or moving up this is a great place to nestle in for the long term.

Listing Broker - Patty DeGagne H-1656

Two Car Garage with access from the side lane.



Potential for a patio above the garage!



Bright Kitchen...



open to the Dining & Living areas.



Wood burning fireplace with a brick front.



Renovated four piece bath on the main floor.



The original breezeway became a greenhouse.



Mature trees with Pronger Park behind!



List Price: \$149,900 **Address:** 44 Dingwall Parkway, Dryden.

File Number: H-1656 **Zoning:** single family residential

Legal: Pcl. 20835, Lot 26, Plan M344, S/T LT 55217, PIN 420850058, Dryden.

Lot Size: 56.89' x 132.86' **Taxes:** 2018 yr. \$2594.51

House Size: approx. 1168sq.ft. **MPAC Assessment:** \$152,000

Estimated Age: 1958 **Style:** Bungalow

Exterior Finish: Brick, all around **Roof Cover/Age:** shingles/ unknown

Driveway: private drive **Window Style:** double pane sliders

Foundation: Poured concrete & block **Basement Size:** ** see below

Basement Finish: Interior walls for a Recreation Rm., 4th Bdrm., Bath & storage

Heat/Cost: F/A Gas \$1408.47 (includes gas range) **Plumbing:** mixed

H.W.T.: rental/gas **Garage:** Attached 2 Car with steel beams

Panel: 100 amp panel **Consumption:** \$1110.15 past year

Detached Units:

Septic System: City Services, metered system.

Water System: City Services, metered system.

Rooms **Bedrooms** 1: 10'9 x 9'

Kitchen: 9'6 x 14' 2: 10' x 8'

Dining Room: combined with Living Room 3: 9'3 x 10'

Living Room: 14' x 22' 4: Dn. 11'6 x 14'

Other: Recreation Rm. 13'9 x 21' 5: _____

Baths: main floor 4 piece, lower level allows for 3 pieces.

Inclusions: ** There's a full basement, under the house, and extends under the

breezeway and the garage.

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

H-1656

44 Dingwall Parkway

Backing onto Pronger Park, this home is a comfortable & well built Bungalow with a double car garage and a greenhouse affect between the two buildings.

The side lane entry allows access into the double car garage and the sheltered entrance into the home.

The garage is built with a flat roof & two steel beams, to support the potential of a rooftop deck, overlooking the Park.

The original breezeway can be opened up or converted to a three season room for those who prefer.

The home has an all brick exterior and nice curb appeal.

Mature trees provide privacy along the side lane.

Inside, the home is an open concept from the front to the back door for the Kitchen, Dining and Living Room common areas. There's a wood burning fireplace for the ambiance and added comfort!

Three bedrooms and an updated 4pc Bath make up the balance of the main floor.

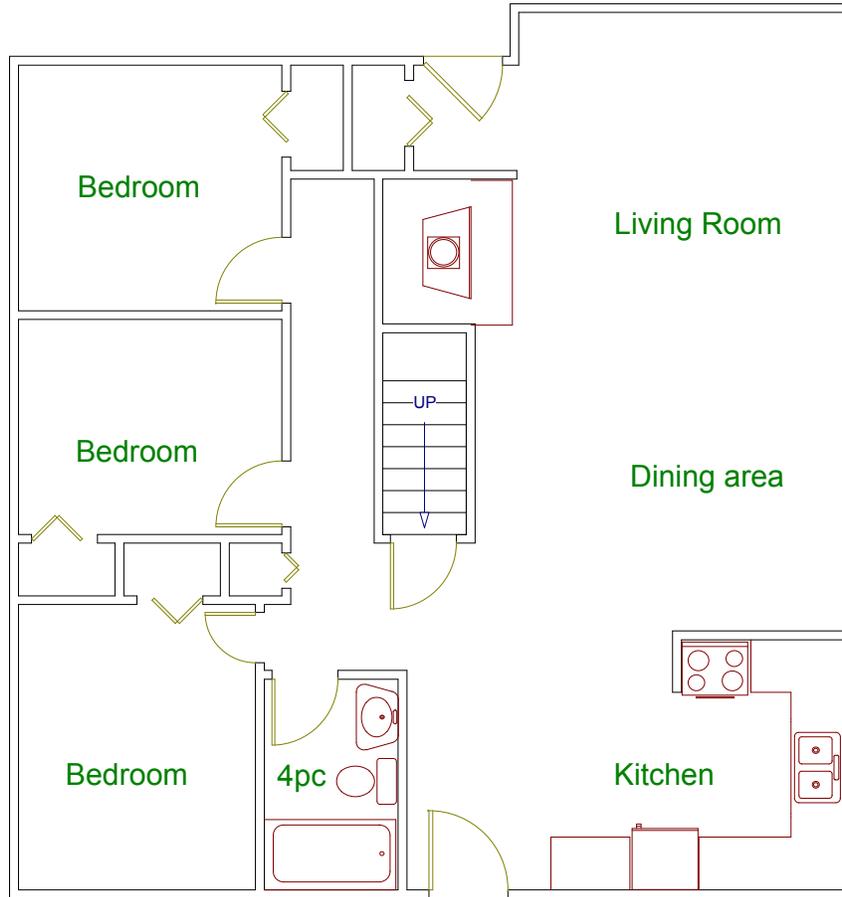
The lower level is divided into a Recreation area, 4th bedroom, laundry & storage and utility areas. (Floor covering was lifted due to water seepage in extreme conditions.)

Unique to this home, is a full basement under the breezeway and the garage! Previous owners used this space for their vegetables & cold storage.

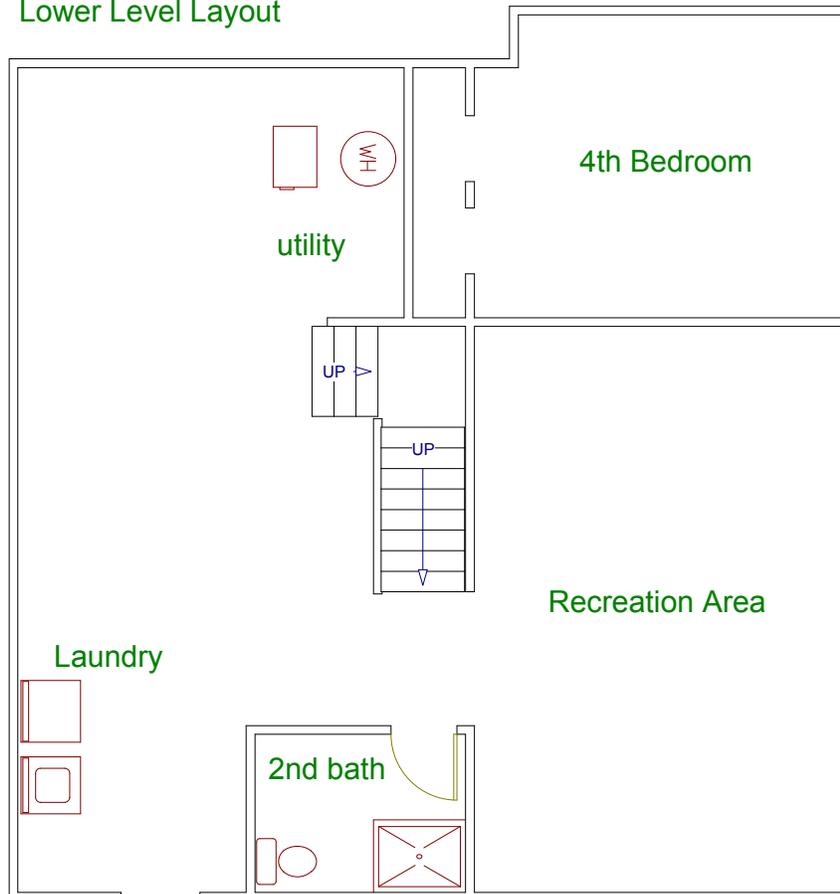
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H-1656

44 Dingwall Parkway



Lower Level Layout



Cold Storage under the Breezeway and Garage!!

