

Austin & Austin

Realty Brokerage

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



\$168,000

110 First Street

101' x 206'

Move-in ready ideal Starter/Retirement/Income Property. Large private lot backing onto the Wabigoon River. Hickory kitchen cabinets, appliance garages, wall oven, cook top range & blt-in dishwasher. Large master, den down. 2 recently completed new baths, 3pc main, 4pc down. Freshly painted, some new flooring. Lower level Recreation Room. Detached 24' x 32' garage/shop. F/A

Gas furnace 2021. Quick Possession!

Listing Sales Representative: Judy Grant H-1751

Kitchen



Kitchen



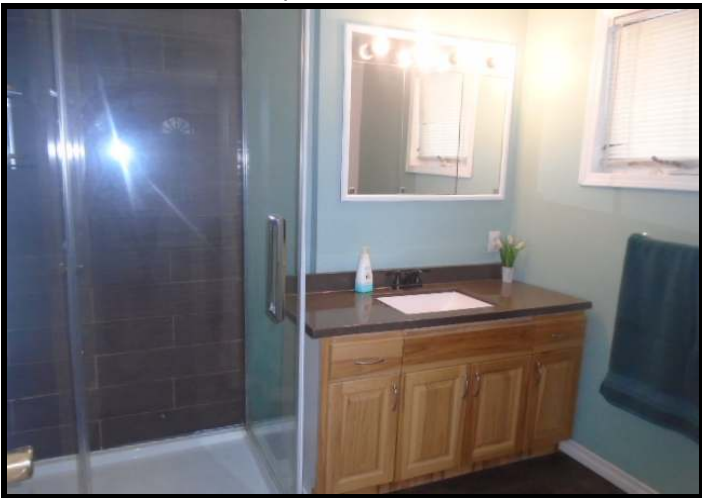
Dining



Office main



3pc Bath main



Bedroom



Recreation Room



Den down



4pc Bath down



4pc Bath down



Furnace Rm



Laundry Area



Entry



Screened Room



Insulation shop with gas line



Garage interior



Back of Home



River view from backyard



List Price: \$168,000 **Address:** 110 First Street

File Number: H-1751 **Zoning:** Residential

Legal: West Part Lot 6, Plan M-209, PCL 26789, City of Dryden

Lot Size: 101' x 206' **Taxes:** \$1732.75 (2021)

House Size: 940sqft **MPAC Assessment:** \$98,000

Estimated Age: _____ **Style:** Bungalow

Exterior Finish: Vinyl siding **Roof Cover/Age:** Asphalt shingles (2016)

Driveway: Gravel **Window Style:** mixed

Foundation: Concrete block **Basement Size:** full

Basement Finish: Rec room, 4pc bath, computer/den, utility

Heat/Cost: F/A Gas **Plumbing:** mixed

H.W.T.: Gas rental **Garage:** 24'5" x 32'6" presently divided into shop

Panel: 100 amp panel **Consumption:** \$1226.43/yr

Detached Units: Older storage shed

Septic System: City Services

Water System: City Services

Rooms **Bedrooms** 1: 11'6" x 15'3"

Kitchen: 8' x 15'5" 2: 7'9" x 12'5" den down

Dining Room: 7'8" x 15'8" 3: _____

Living Room: 15'3" x 15'3" 4: _____

Other: Recreation Rm 14' x 14' 5: _____

Baths: 3pc main, 4pc down

Inclusions: Fridge, counter top range, wall oven, Blt-in dishwasher. All window covering.

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

110 First Street

Move-in ready Starter/Retirement/Income property. Offering Quick Possession!

This home has recently received many quality upgrades. Two new baths just completed. Fresh paint throughout. F/A Gas furnace installed January 2021.

Offering 970sq.ft., close walking distance to downtown.

Hickory kitchen cabinets, wall oven, cook top range, appliance garage. LG French Door style Fridge approx. 2 yrs old will remain. Separate dining area.

Convenient office/sitting room, with door leading to screened room allowing seasonal enjoyment.

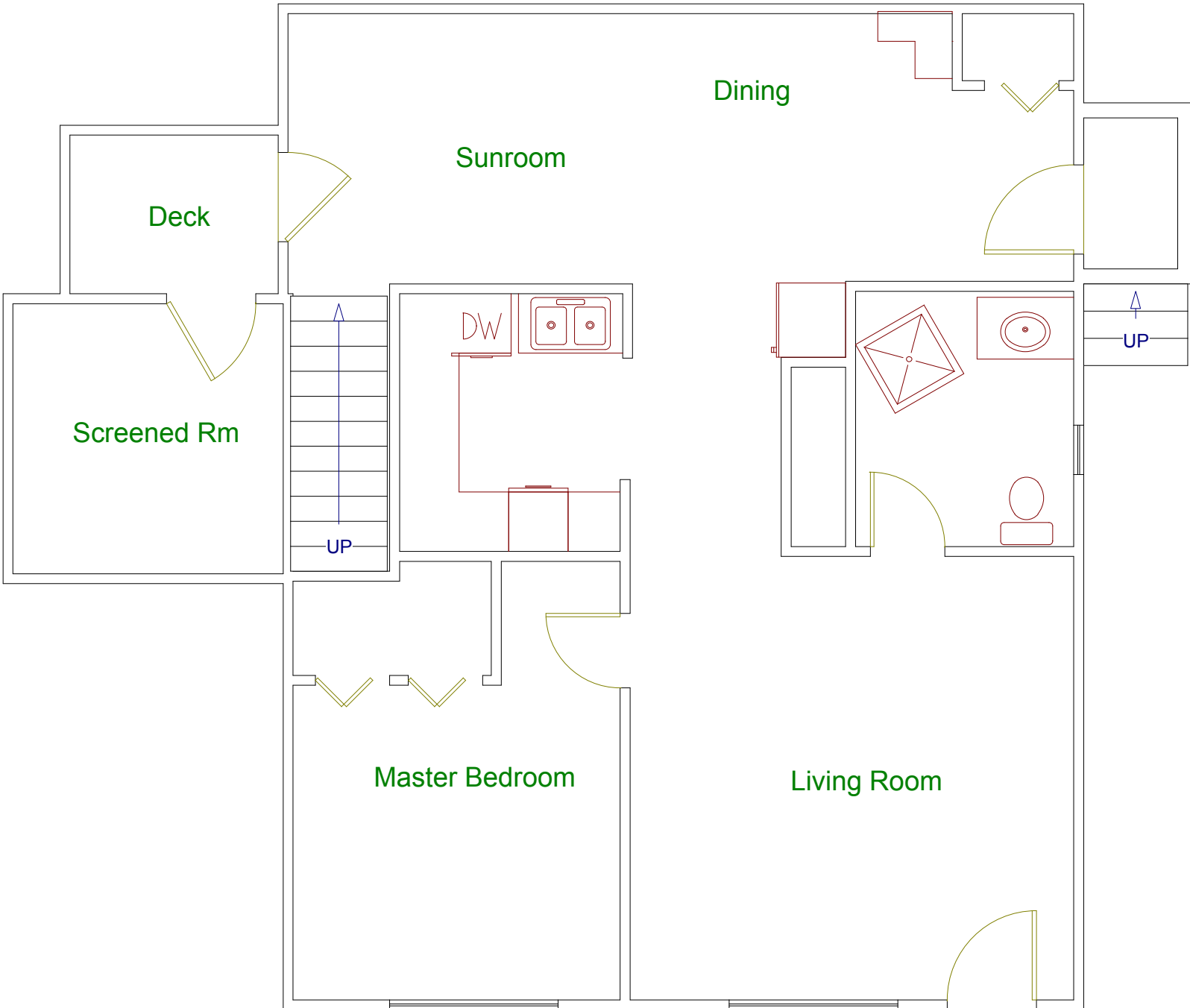
Spacious master with vinyl laminate flooring. New 3pc bath.

An open area down from the dining opens to a deck leading to a screened-in room.

Lower level recreation room, den, New 4pc bath, furnace/utility room. The fridge presently in the utility room will remain.

Private spacious backyard with mature trees located at the end of a thru street. Backing on the Wabigoon River with access to the walking trail leading to Johnston Park.

H-1751
110 First Street



Measurements are approx.
Not to scale