

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



\$165,000

**478 Hwy 105
Vermilion Bay/Machin**

151' x 189'

This affordable 612 sq.ft. bungalow is located minutes from Vermilion Bay on Hwy 105. Offering open concept kitchen, dining/living room. 2 bedrooms and upgraded four piece bath. Full unfinished basement ready for your development. Propane furnace. Low maintenance vinyl siding exterior. Quick Possession!

Listing Sales Representative: Judy Grant R-1507

Kitchen



Dining/Living Room



Bedroom



Bedroom



4pc Bath



Rear of Home



List Price: \$165,000 **Address:** 478 Hwy 105

File Number: R-1507 **Zoning:** Residential

Legal: PCL 25367, SEC DKF; PT S ½ LT 3, CON 6 LANGTON PT1 KR972; Machin

Lot Size: 151.63 x 189.29' **Taxes:** \$600.00 (2024)

House Size: 612 sq.ft. **MPAC Assessment:**

Estimated Age: 1965 **Style:** Bungalow

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

Driveway: Gravel **Window Style:** Vinyl slider

Foundation: Concrete **Basement Size:** Full

Basement Finish: unfinished

Heat/Cost: **Plumbing:** mixed

H.W.T. Electric owned **Garage:** n/a

Panel: 200 **amp panel** **Consumption:**

Detached Units:

Septic System: Septic

Water System: Drilled well

Rooms

Bedrooms

Kitchen: 9.4 x 9.9 **1:** 7.2 x 10.9

Dining Room: combined **2:** 7.2 x 9.11

Living Room: 9.4 x 24. **3:**

Other: **4:**

Baths: 4pc **5:**

Inclusions:

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

478 Hwy 105
Vermillion Bay/Machin

This cute and cozy Bungalow nested in nature, awaits a new owner. Located just minutes from Vermillion Bay on Hwy 105.

Offering 612 square feet, two bedrooms and a four piece bath.

Open Living Room/Dining large window provides lots of natural light, kitchen with large island, newer cabinets.

The 4 piece bath has new fixtures and updates.

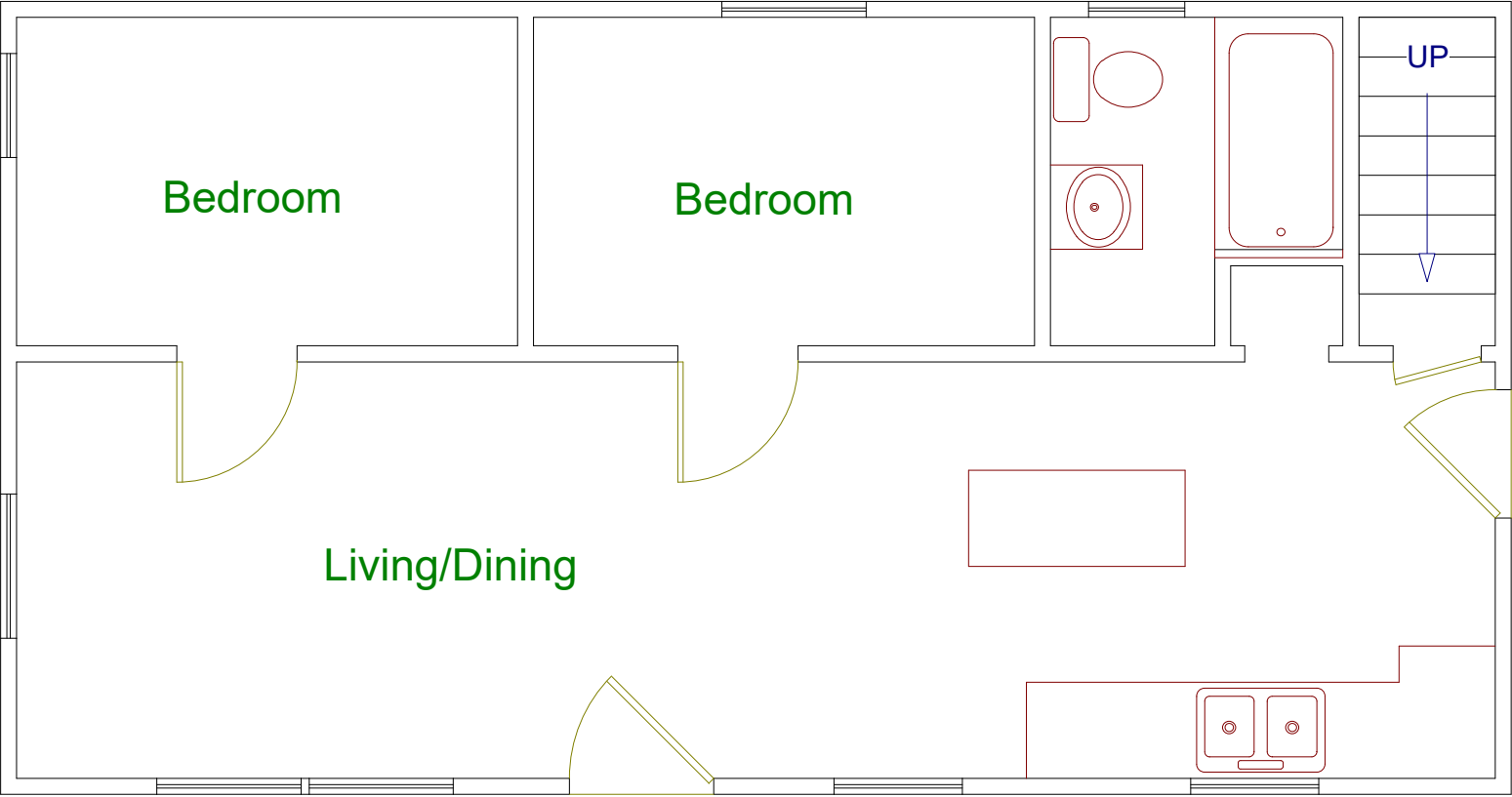
Full unfinished basement awaiting your choice of finishing.

F/A Propane furnace, low maintenance vinyl siding exterior.

Drilled well & septic.

Quick Possession!

478 Hwy 105, Machin



Measurements are approximate
Not to scale