

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



\$689,000

227 West River Road

**209' x 152' x
111' irr.**

Custom Built Two Storey Cape Cod style home with true grandeur on the shores of the Wabigoon River. Stunning design to detail makes a statement with three levels of living space. Sunken living room/dining, cathedral ceilings. Elegant four bedroom, 3 baths. dream kitchen, blt-in appliance, Island, breakfast nook accessing three season sunroom. Second floor luxurious master suite, private balcony, stunning en-suite, Fully finished lower level, family rm, full kitchen, bedroom, 3pc bath and utility room. Opportunity for an in-law suite if desired. Attached garage. Book your viewing on this exceptional property! Listing Sales Representative: Judy Grant L-770

"Proudly Serving Dryden & Area Since 1947"



Grand view



Living Room



View from Living Room to Loft



Living Room view from Loft



Dining



Kitchen



Breakfast Nook



Screened Sunroom



One of the main floor Bedrooms



4pc Bath main



Study/Loft



Master Bedroom



En-suite



En-suite Jacuzzi



En-suite dressing area



River view



Kitchen down



Family Room



Bedroom down



3pc Bath down



Garden Door to private entrance down



Ground level patio



List Price: \$689,000 **Address:** 227 West River Road
File Number: L-770 **Zoning:** Residential
Legal: PLAN M228, PT PARK LOT ZB RP, 23R8772, PARTS 3, 11, 12, PCL 40200 DKF
Lot Size: 209' X 152' X 111' irr. **Taxes:** \$6768.00 (2025)
House Size: 1900 sqft +/- **MPAC Assessment:** _____
Estimated Age: 1994 **Style:** Two Storey Cape Cod
Exterior Finish: Vinyl siding **Roof Cover/Age:** Asphalt shingles 2016
Driveway: natural **Window Style:** Loewen Low E triple
Foundation: Pressure treated wood w/waterproofing **Basement Size:** 1100 sqft +/-
Basement Finish: Family Rm, Kitchen, Bedroom, 4pc bath, utility
Heat/Cost: F/A Natural Gas Rental Furnace **Plumbing:** CU/ABS
H.W.T. Gas rental **Garage:** 20' x 20' attached
Panel: 200 **amp panel** **Consumption:** _____
Detached Units: _____
Septic System: City Services
Water System: City Services

Rooms **Bedrooms**
Kitchen: 13'8" x 13'9" **1:** Master 14' x 12'8" upstairs
Dining Room: combined **2:** 13'9" x 12'6" main
Living Room: 25' x 17'9" **3:** 13'8" x 10' main
Other: Family Rm 25' x 17'9" basement **4:** 13'9" x 12'6" basement
Baths: 4pc en-suite, 4pc main, 3pc basement **5:** _____
Inclusions: All appliances & window coverings presently in home.

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

L-770

227 West River Road

Pristine Custom Built Two Storey Cape Cod style home, graciously set on the riverfront.

An elegant four bedroom, 2' x 8' constructed offer with quality craftsmanship evident. The spacious foyer gives a view of what is being presented, with a step down to the sunken dining and living room, graced with expansive windows providing a stunning view of the river.

Wide arched entrances throughout hallway/living/dining and kitchen. Oak hardwood flooring throughout main floor and second floor except bath and kitchen

The kitchen with crisp white cabinets, lazy susan, spice rack, oversize drawers. Island with built-in wine rack. Dual pantry. Beautiful arched window over the sink allows a scenic view. Built-in Jenn Air oven, stove top/grill, microwave, dishwasher. Garburator. Fridge with ice maker/water dispenser. Breakfast nook leads to a screened-in 10'8" x 12'9" sunroom to enjoy your morning café.

Two spacious bedrooms, gleaming hardwood and large closets. Four piece bath, with laundry facilities opposite the bath complete the main floor.

Second Floor: The Master suite offering a luxurious end to your day! Garden doors lead to your private balcony overlooking the river. A fabulous ensuite complete with oversized Jacuzzi built into the dormer with arched window placed above Jacuzzi. Corner shower, built-in dressing table, drawers, laundry bin as well as a clothing rack.

Loft/Study features built-in library corner, dormer with attractive arched window.

The Basement: Fully developed, oversize family room with direct access to a ground level private patio leading up to the side yard. Full kitchen with breakfast bar, spacious bedroom, three piece bath and utility room. Fridge, stove and built-in dishwasher. A perfect In-law suite if desired.

Balcony 13'2" x 11'5", Decking 38' x 12' + 26' x 6'

Asphalt shingles 2016, REMR Roofing (40 yr warranty)

Two living room windows facing river replaced 3 years ago

Attached Garage, insulated with finished interior and work bench, access from the front veranda as well as the back deck.

Pressure treated wood foundation with bituminous waterproofing (asphalt/coal-tar pitch)

River Access: Treated dual floating dock, timber stairway to dock, underground pole lamp.

Truly a delightful Home

Inclusions: All major appliances and window covering.

L-770

227 West River Road,

Floor plan not to scale.

Deck

Deck

Screened-in Room

Grand
Living Room

Deck

Kitchen

island

DW

UP

down

closet

cl.

cl.

Bedroom

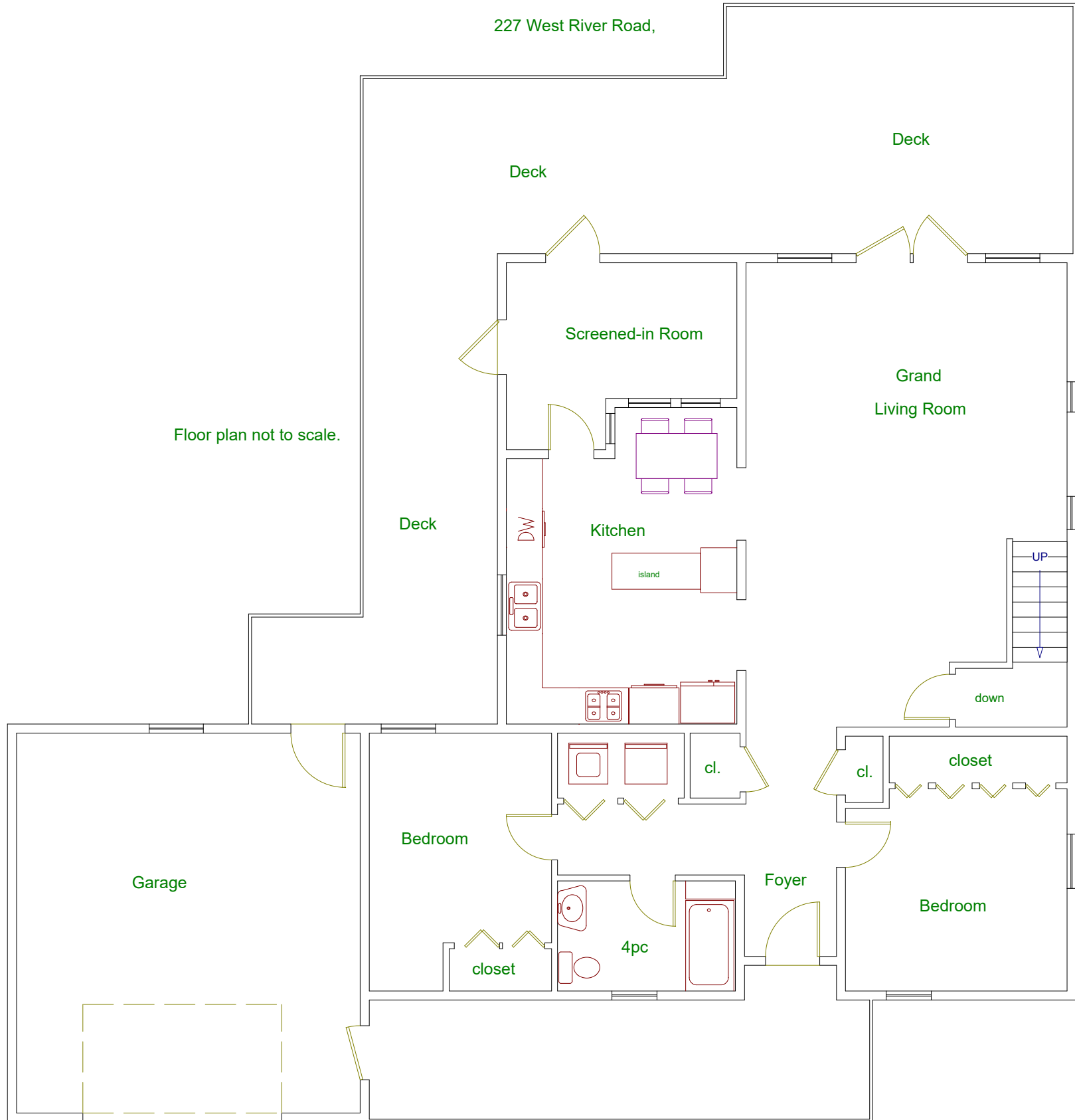
closet

4pc

Foyer

Bedroom

Garage



L-770

227 West River Road

Upper Level Layout

Balcony

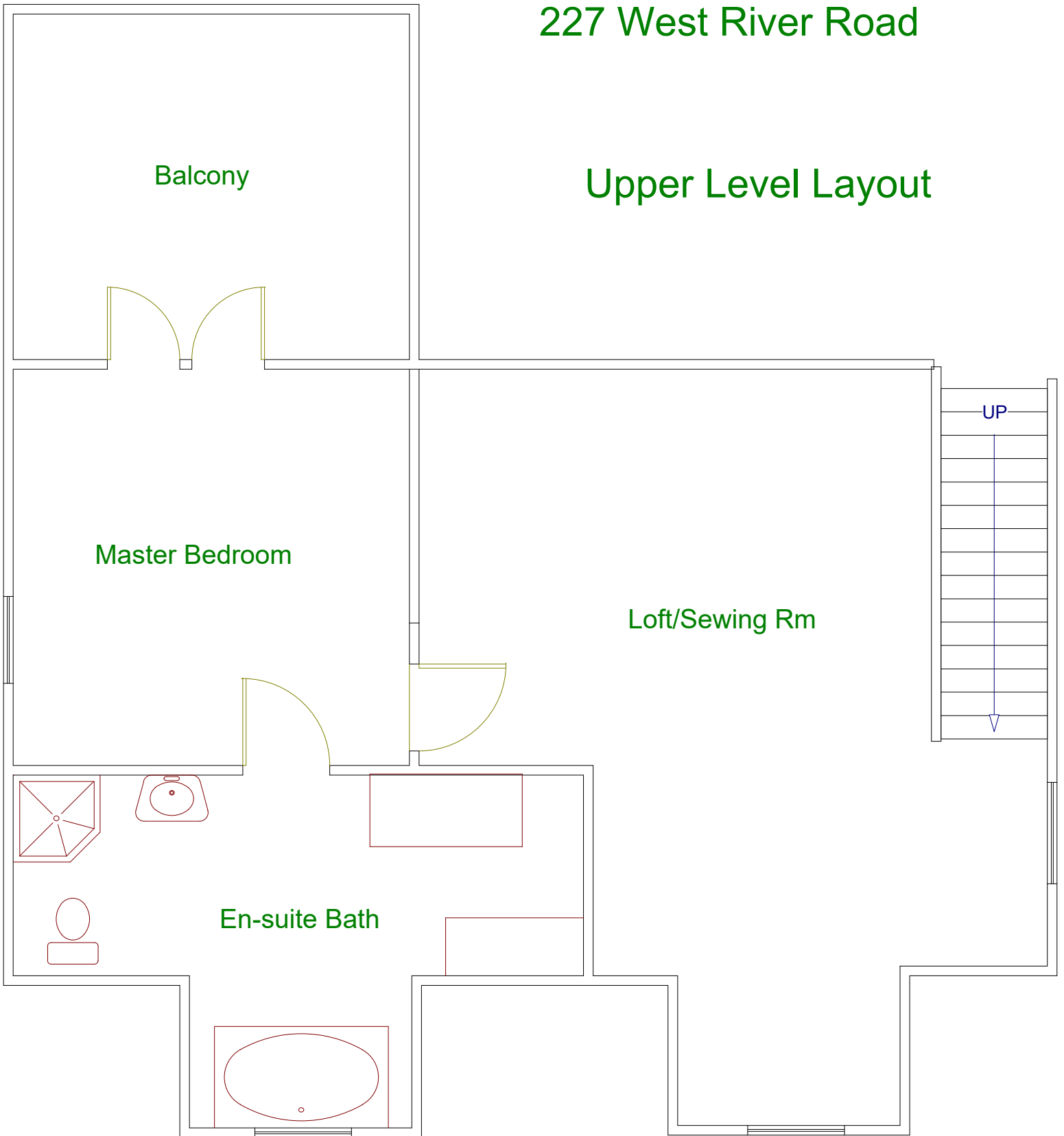
Master Bedroom

Loft/Sewing Rm

En-suite Bath

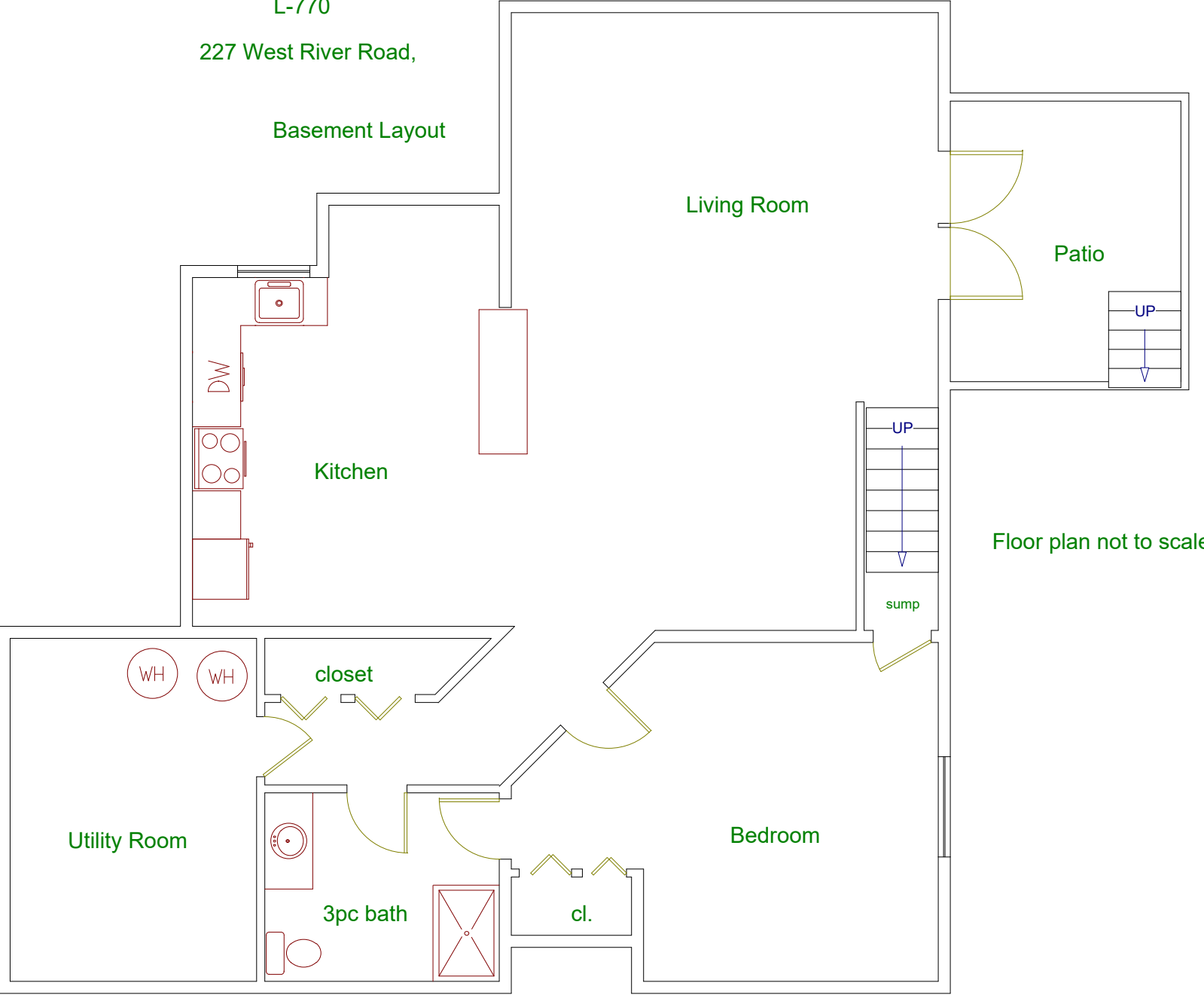
UP

Floor plan not to scale.



L-770
227 West River Road,

Basement Layout



LOT

P-2143-2

PLAN

M.T.O.

PART 13

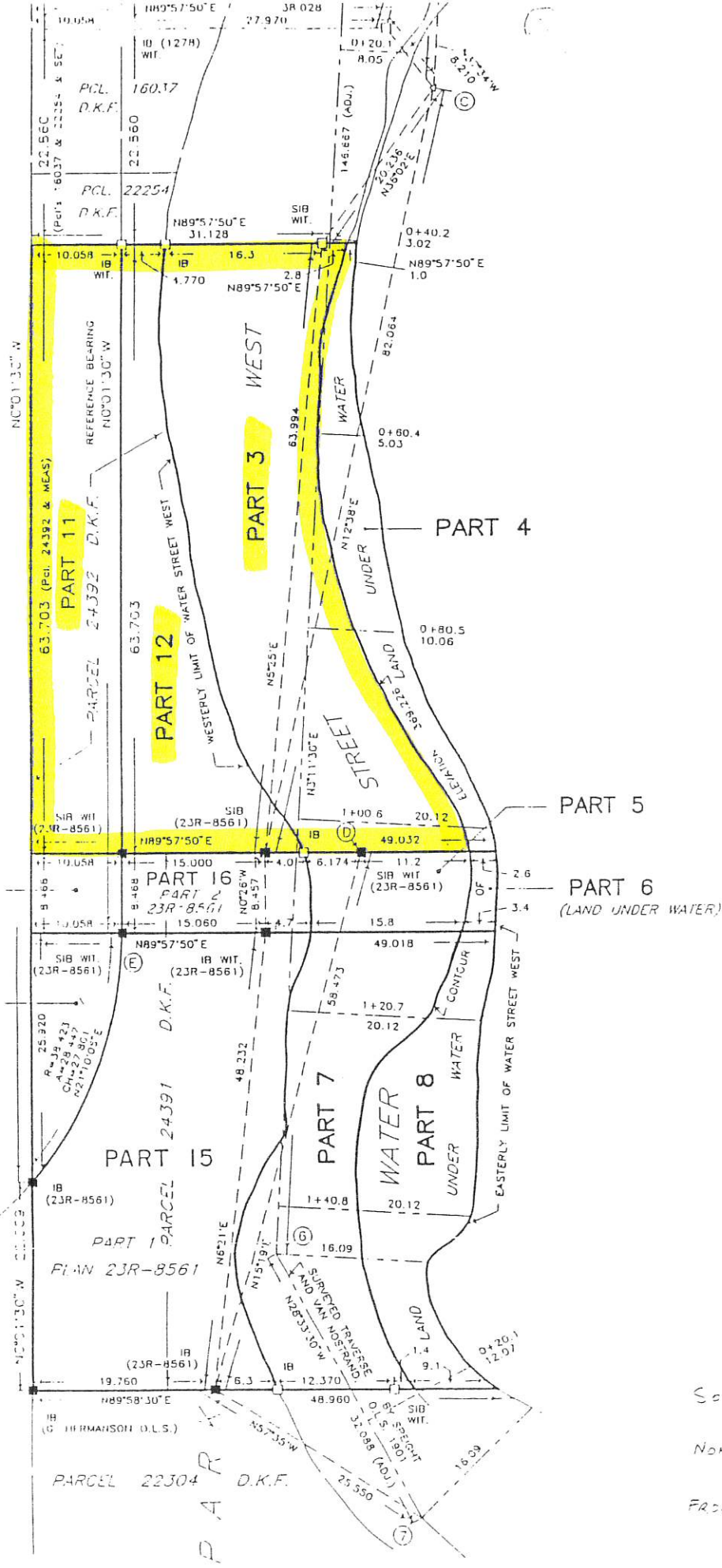
PART 14

PART 15

PLAN 23R-8561

PARCEL 22304 D.K.F.

PARCEL 1431E D.K.F.



R

WABIGOON

SOUTH LINE 46.11
= 152'
NORTH LINE 33.3
= 109'
FRONTAGE 62.75
= 209'

MP

H

RIVER
WEST



AUBREY

ROAD

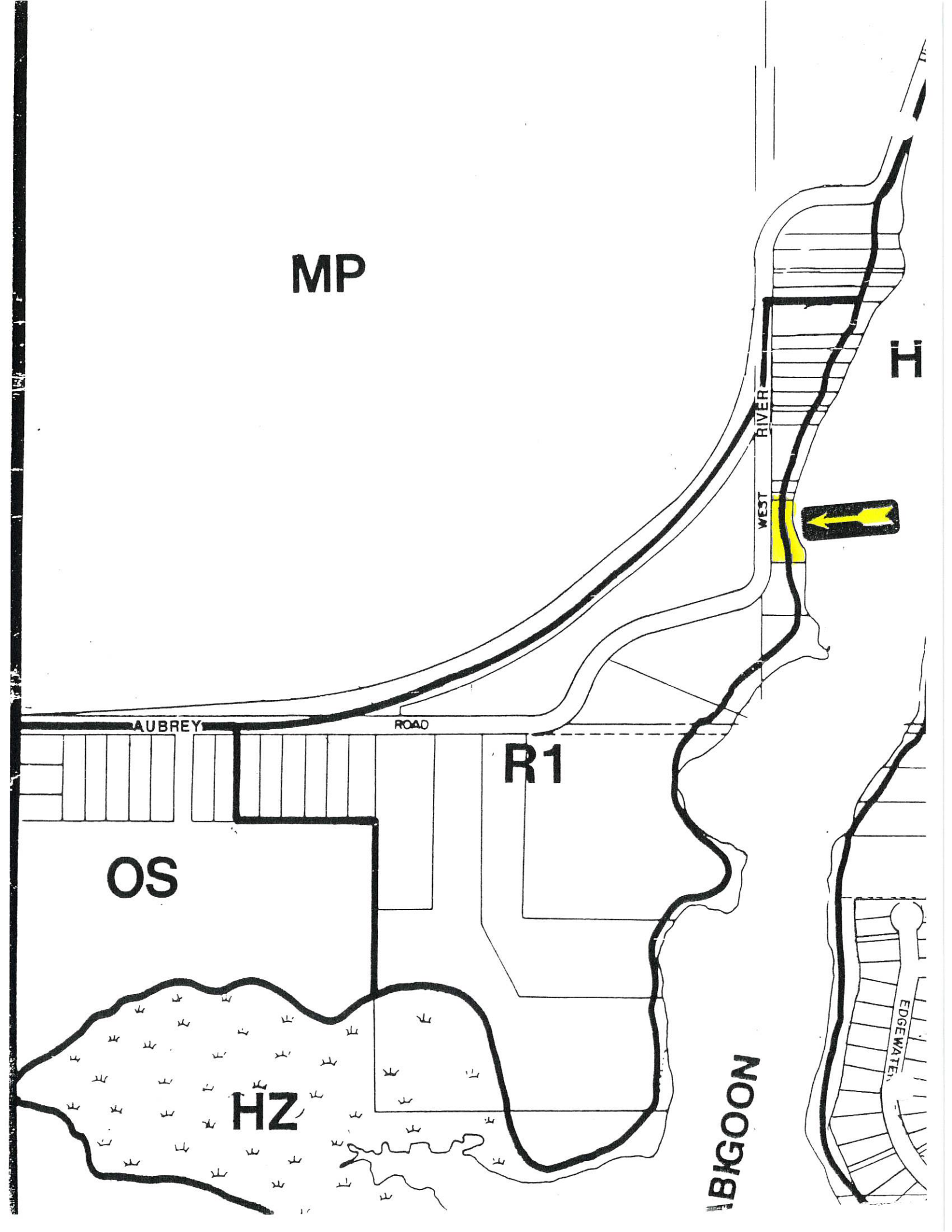
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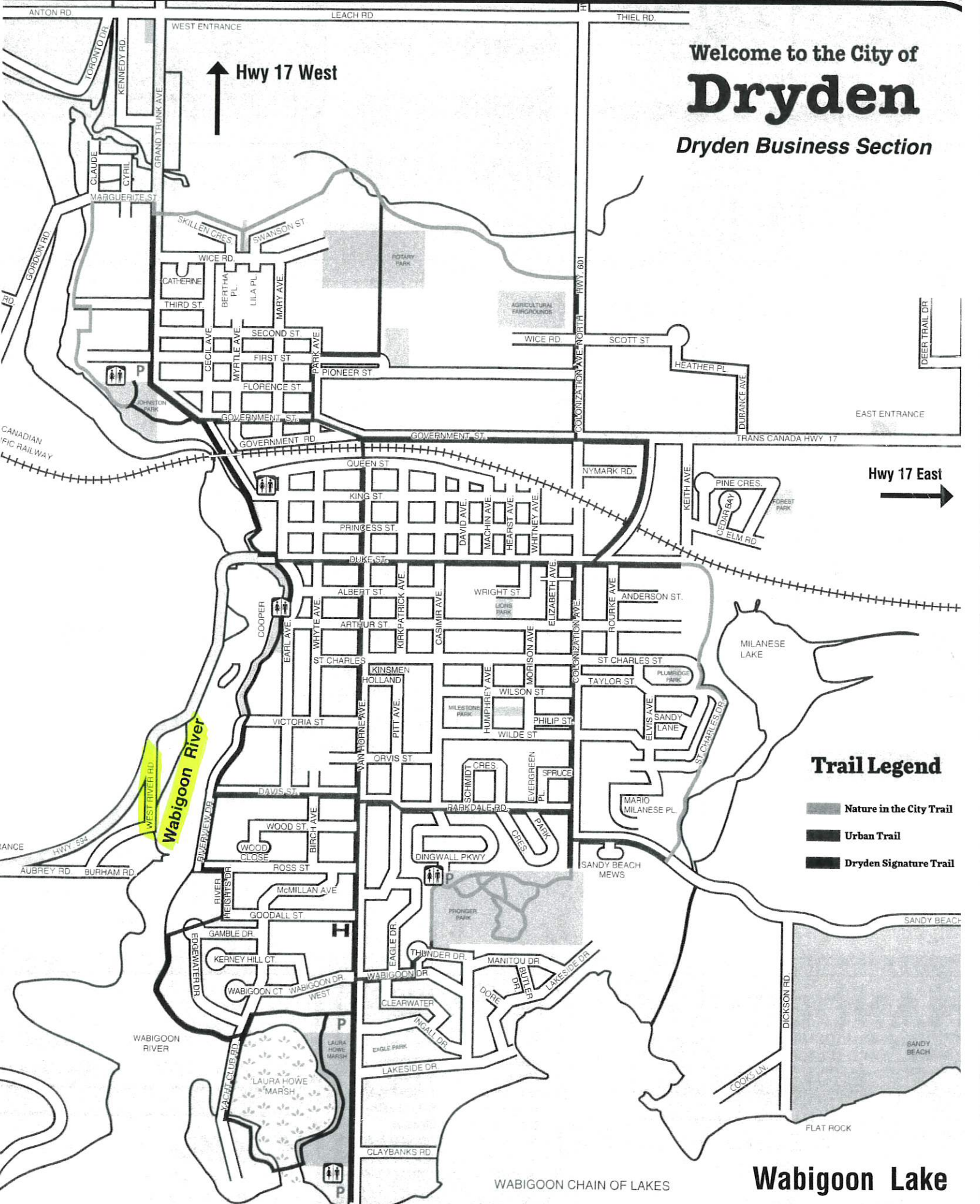
OS

HZ

BIGGOON

EDGEWATER





Welcome to the City of
Dryden
Dryden Business Section

Trail Legend

- Nature in the City Trail
- Urban Trail
- Dryden Signature Trail