

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



\$269,900

103 Earl Avenue

79' x 97' x irr

Complete renovation inside and out!! 917 sq.ft. Bungalow, featuring 1 Bedroom, 1 and a 1/2 Baths, main floor laundry makes living all on one level easy. Nothing to do but move in!! Large level fenced-in lot, 1 car Garage, back lane access with ample parking. New roof, windows, siding, panel & electrical, plumbing & weeping tile. Interior was completely gutted, new insulation, drywall, flooring, doors and a brand new beautiful kitchen with quartz countertops. Perfect if you're looking to downsize. Pride of ownership is evident throughout the home including the immaculate gardens.

Listing Sales Representative: Brenda De Smit H-1813

Beautiful Brand New Kitchen



Quartz countertops/ceramic sink/SS appliances



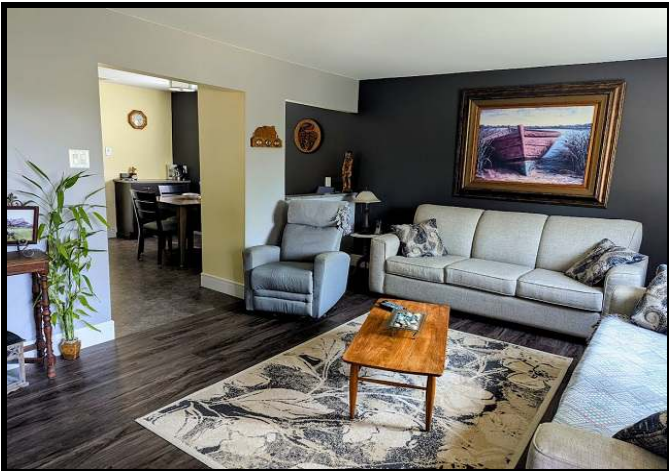
Open concept Dining & Kitchen



All updated modern doors throughout



Living Room Open to Dining Room



Large Bright Living Room



Large Primary Bedroom w/walk-in closet



5pc Main Level Bathroom w/laundry



Back yard with private deck



Beautiful garden is ready for you!!



Private and all fenced-in



Great space in immaculate condition



1 car Garage



Back lane access for parking your toys!!



List Price: \$269,900 **Address:** 103 Earl Avenue
File Number: H-1813 **Zoning:** Residential
Legal: Pcl 27078 SEC DKF, Pt Park Lt P PL M228 Pt1, KR1903 Pin # 420860241
Lot Size: 79.16 x 97.87 x irr. **Taxes:** \$2,050
House Size: 917 sq.ft. +/- **MPAC Assessment:** \$113,000
Estimated Age: 1946 reno's started in 2019 **Style:** Bungalow
Exterior Finish: Vinyl – new 2019 **Roof Cover/Age:** Metal – new 2019
Driveway: Gravel **Window Style:** Vinyl-triple-new 2019
Foundation: Poured Concrete-new weeping tile **Basement Size:** full
Basement Finish: 2pc Bath & storage
Heat/Cost: F/A gas (2016) \$88/mth equal billing **Plumbing:** New-ABS & Pex
H.W.T. Rental **Garage:** 12' x 20' auto door opener/high ceilings
Panel: 100 **amp panel** **Consumption:** New panel & wiring - \$100/mth
Detached Units: Storage shed & portable shelter clad in metal
Septic System: City metered services
Water System: City metered services

Rooms **Bedrooms**
Kitchen: 11'6 x 10'2 **1:** Primary 13'2 x 10'6
Dining Room: 11'6 x 6' **2:** _____
Living Room: 16'10 x 13' **3:** _____
Other: _____ **4:** _____
Baths: 5pc Main Level w/laundry, 2pc down **5:** _____
Inclusions: Stainless Fridge, stove, built-in dishwasher, washer & dryer, window coverings.

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

103 Earl Avenue

H-1813

Complete renovation inside and out best describes this new listing and pride of ownership best describes how it's been taken care of!!

This 1 bedroom 1 ½ bath home is the perfect place if you're looking to downsize, have minimum stairs and everything you need including laundry all on the main level.

The yard features beautiful gardens, a level lot, completely fenced-in, private backyard deck and back lane access giving you that extra space to park your camper or boat.

1 car garage off the main front driveway, portable shelter that has been clad in metal off the back lane as well as a shed to provide great storage spaces.

List of improvements since 2019:

Metal roof, siding, triple pane windows, weeping tile & sump pump.

All new wiring, new 100amp panel, all new plumbing.

The interior of the home was completely gutted to the studs, all new insulation which is reflected in the heat costs. Brand new beautiful large functional kitchen featuring quartz countertops, ceramic sink and stainless steel appliances. Nice open concept floor plan to the dining room and opens up to the living room.

All new flooring and modern interior doors. Large Primary bedroom with walk-in closet, 5pc main level bath which houses your laundry.

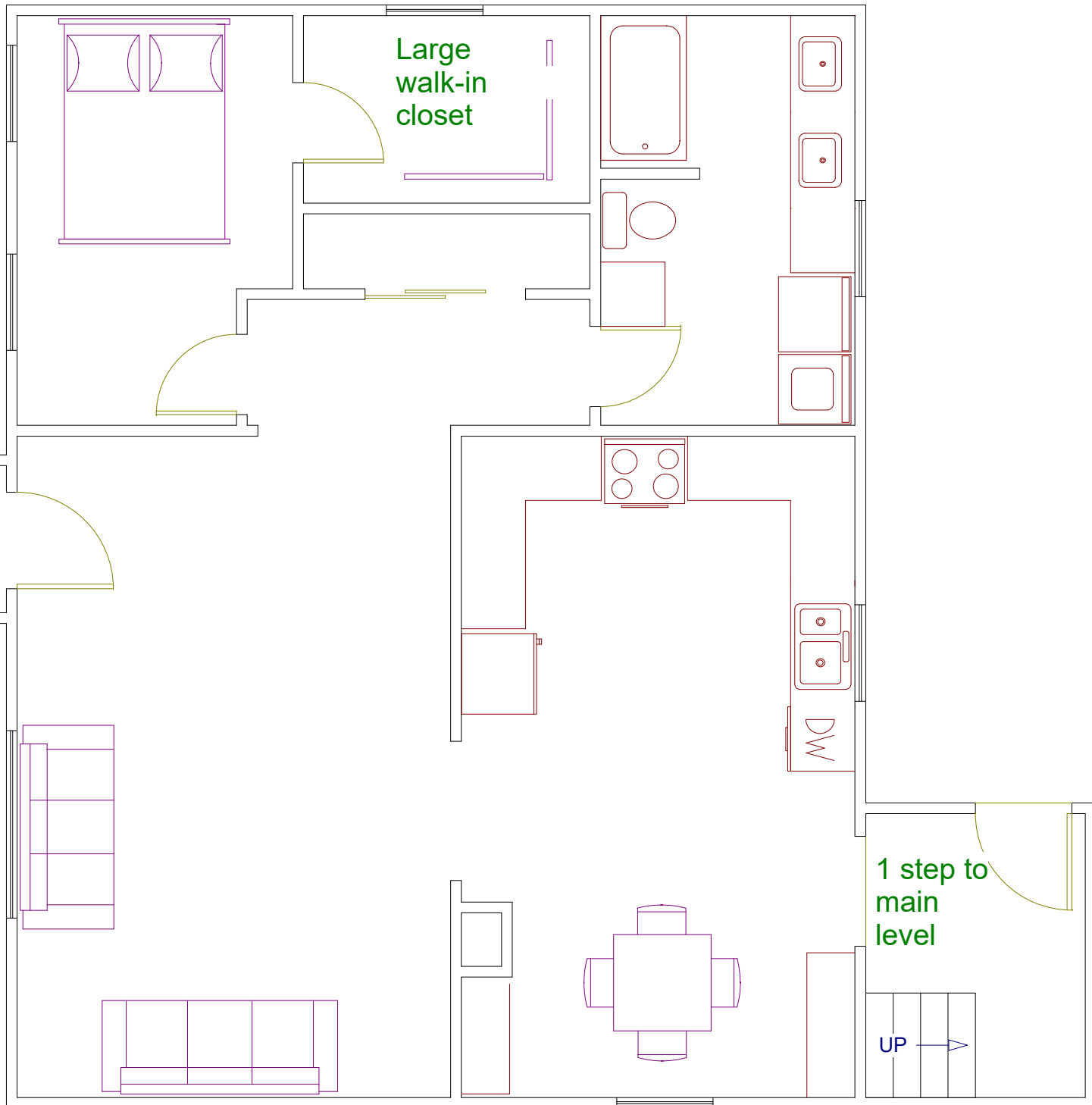
This 917 sq.ft. Bungalow is in immaculate condition and move-in ready, all the renovation materials are of great quality and pride of workmanship is reflected throughout.

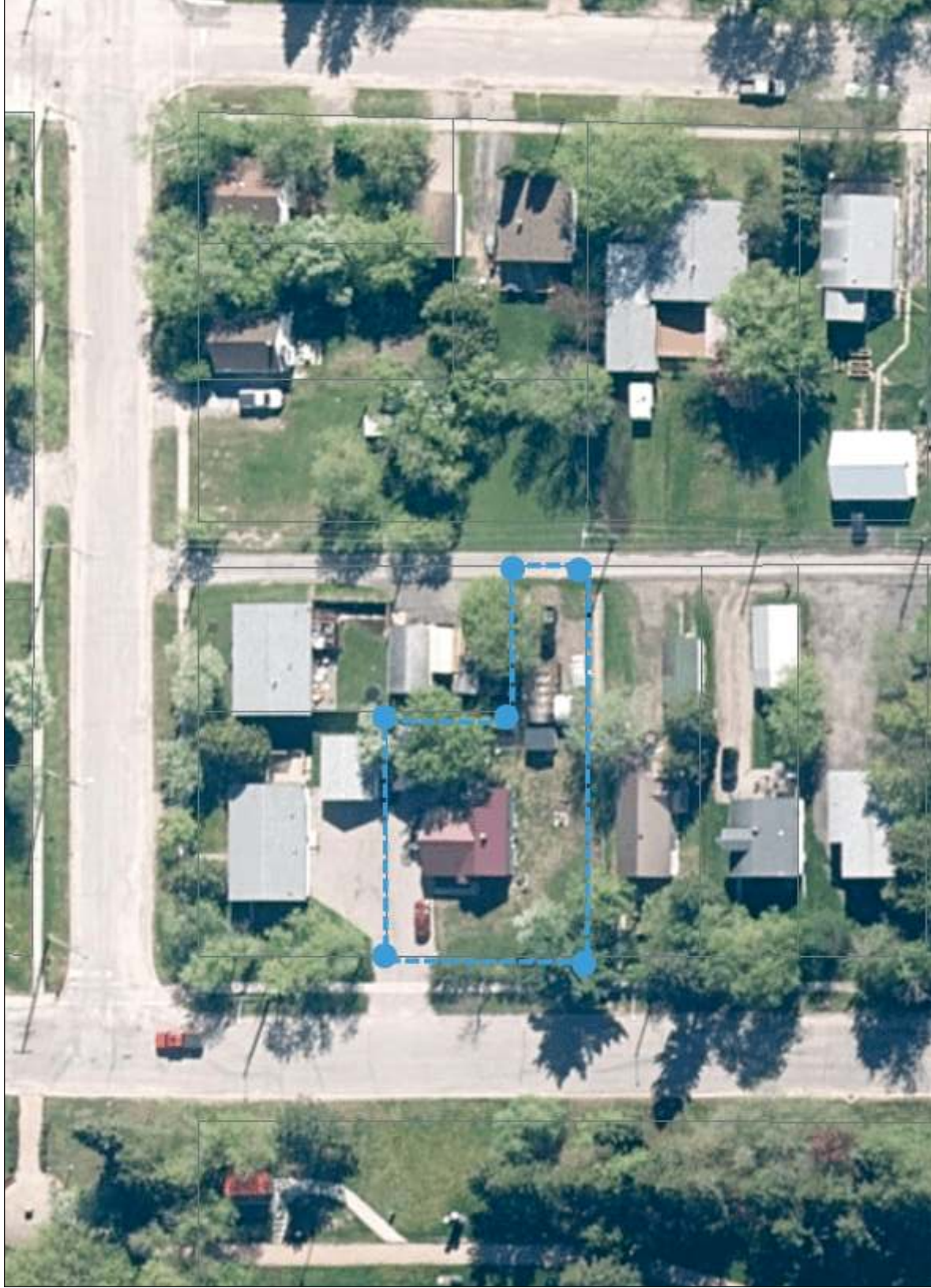
The basement is unfinished, but is now dry thanks to the weeping tile and the exterior walls have been insulated and drywalled for the next owner to complete as they wish.

This property is as close to a new build as you can find, don't miss out!!

103 Earl Avenue

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Legend

