

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



\$69,000

11 Pine Crescent

49' x 109'

Handyman Project! Being Sold "AS IS WHERE IS"! Older two bedroom mobile home with large additions. Offering two bedrooms, 4 piece bath. F/A Gas furnace (2023). Situated on a 49' x 109' level lot with fenced backyard.

Listing Sales Representative: Judy Grant H-1821

Living Room



Kitchen



Bedroom



Bedroom



4pc Bath



Rear Addition



Front Addition



Front Addition



Newer F/A Gas Furnace

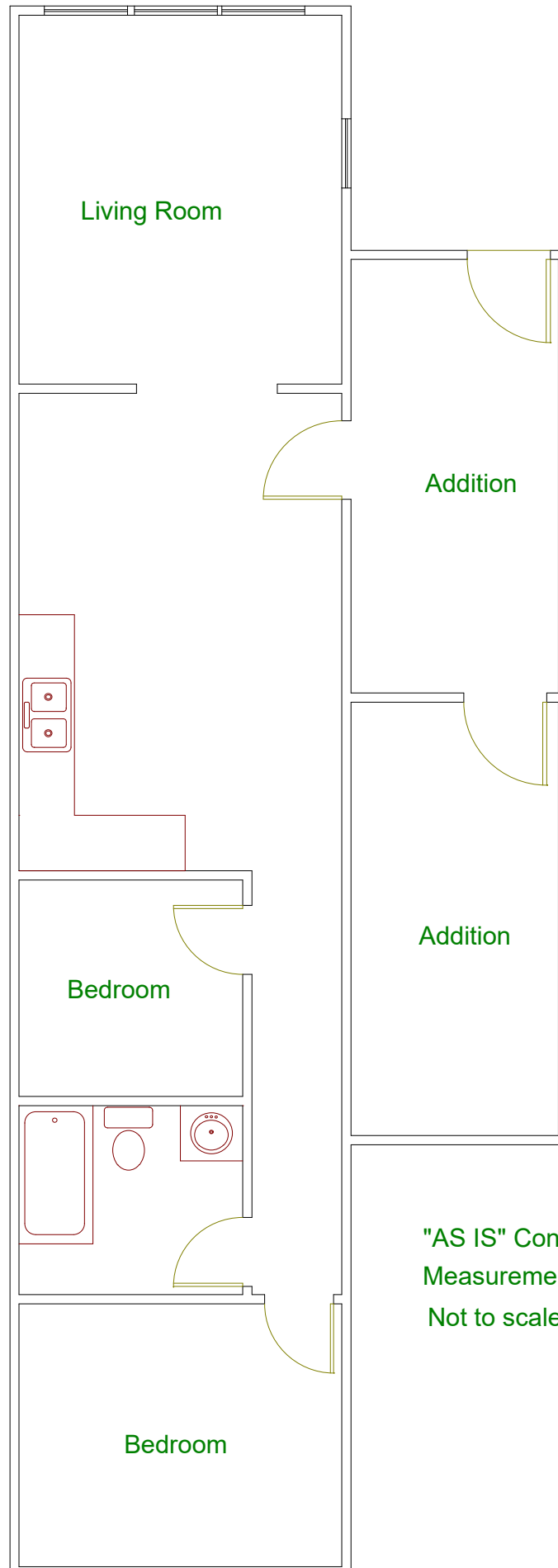


List Price: \$69,000 **Address:** 11 Pine Crescent
File Number: H-1821 **Zoning:** _____
Legal: PCL 34837, SEC DKF; LT6, PL M741, S/T PT 6, 23R4884 AS IN LT162478
Lot Size: 49' x 109' **Taxes:** \$590.00 (2025)
House Size: 672sqft +/-, + porches **MPAC Assessment:** _____
Estimated Age: 1963 +/- **Style:** Mobile
Exterior Finish: Aluminum **Roof Cover/Age:** Shingles
Driveway: natural **Window Style:** older
Foundation: Concrete pad **Basement Size:** n/a
Basement Finish: n/a
Heat/Cost: F/A Gas +/- 2 years \$74.00 month **Plumbing:** mixed
H.W.T. Owned **Garage:** n/a
Panel: 200 **amp panel** **Consumption:** _____
Detached Units: Wooden storage shed
Septic System: City Services
Water System: City Services

Rooms **Bedrooms**
Kitchen: 13' x 11' **1:** 8' x 13'8"
Dining Room: combined **2:** 8'4" x 10'
Living Room: 11'4" x 13'8" **3:** _____
Other: 8' x 16' front porch + 8' x 16' back addition **4:** _____
Baths: 4pc **5:** _____
Inclusions: Fridge, stove, washer, dryer
Being sold "AS IS WHERE IS" condition

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

H-1821
11 Pine Crescent



"AS IS" Condition
Measurements are approx.
Not to scale