

# *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**

**35 Keith Avenue**

**111' x 164'**

**Modest, Manageable and Well Cared for 640 sq.ft. 2 Bedroom, 1 Bath bungalow on a large level lot with 2 Car Detached Garage. Featuring a 3 season sunroom & screened-in porch entrance providing extra space. Develop the basement for additional living space. This is the perfect starter or downsizing home. Fridge & Stove is included.**

**Listing Sales Representative: Brenda De Smit H-1822**



Bright functional Kitchen



Open Concept Kitchen, Dining & Living Room



3 Season Glassed in Sunroom



Screened-in Porch/Entrance



Bedroom 1



Bedroom 2





Back of Home



Large level lot



Inside of Garage



Basement



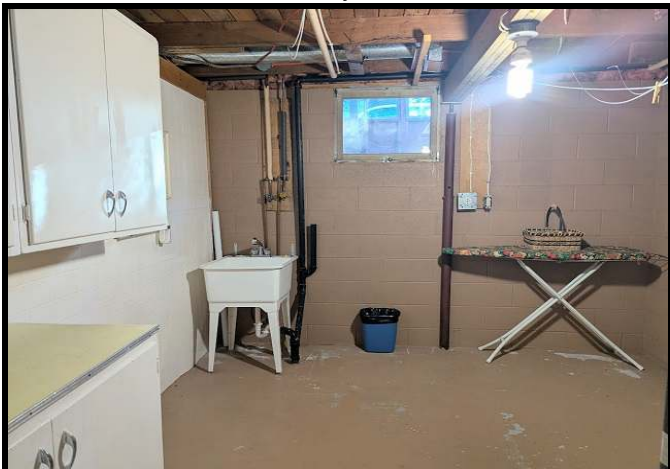
Potential Basement Bedroom/Office



Amazing Cold Room for all your canning



Laundry Area



Main Level 4pc Bath



**List Price:** \$269,900      **Address:** 35 Keith Avenue  
**File Number:** H-1822      **Zoning:** R1  
**Legal:** Pcl 26010 SEC DKF; Pt Lt 1 PL M431 as in LT83629, Pin# 420840025  
**Lot Size:** 111' x 164' +/-      **Taxes:** \$1,534 (2025)  
**House Size:** 640sq.ft. +/- (+ sun & screen rms)      **MPAC Assessment:** \$78,000  
**Estimated Age:** 1925 as per MPAC      **Style:** Bungalow  
**Exterior Finish:** Vinyl      **Roof Cover/Age:** Shingles 2023 +/-  
**Driveway:** Natural      **Window Style:** Vinyl  
**Foundation:** Block      **Basement Size:** Full  
**Basement Finish:** Laundry, cold room & storage  
**Heat/Cost:** F/A Gas (2005) \$958/yr      **Plumbing:** Copper/ABS  
**H.W.T.** Owned (2014)      **Garage:** Detached 2 Car (blt in 90's)shingles2025  
**Panel:** 100      **amp panel**      **Consumption:** \$1,177/yr  
**Detached Units:** \_\_\_\_\_  
**Septic System:** City Metered Service  
**Water System:** City Metered Service  
  

<b>Rooms</b>	<b>Bedrooms</b>
<b>Kitchen:</b> <u>11'6 x 10'</u>	<b>1:</b> <u>12' x 8'6</u>
<b>Dining Room:</b> <u>Eat-in</u>	<b>2:</b> <u>10'6 x 8'6</u>
<b>Living Room:</b> <u>19' x 9'</u>	<b>3:</b> _____
<b>Other:</b> <u>3 Season Sunroom &amp; Screened Entrance</u>	<b>4:</b> _____
<b>Baths:</b> <u>Main 4pc</u>	<b>5:</b> _____
<b>Inclusions:</b> <u>Fridge &amp; stove</u>	

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

35 Keith Avenue

H-1822

If you have been looking for your starter or downsizing home then look no further.

This well kept 640 sq.ft. bungalow has plenty to offer and great potential if you wish to expand.

Set on a large level 111' x 164' lot gives you plenty of space and privacy.

Open concept main floor living room, dining area and kitchen with great natural light.

Two modest size bedrooms and a 4pc bath finish the main level.

A 3 season glassed sunroom is accessible from the living room. This gives so much additional living space throughout most of the year with a small deck off the back.

To enter the home you will come through a generous sized screen room, great mudroom for those summer months and a great place to get away from those mosquitoes.

The basement has been started and awaits its new buyer to finish it as they like. A great cold room, potential bedroom, laundry and tons of storage.

A detached double car Garage built in the 90's finishes off this great package.

Plenty of room to store your boat, camper and all the toys with an accessible back yard.

Closing will be end of March +/- pending probate.

Book your appointment today, this one won't last long!

35 Keith Avenue.  
H-1822

