

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



\$374,000

195 West River Road

50' x 227.5'

Waterfront Living at its best! City services, with-in walking distance to downtown. Charming 1-1/2 Storey, 1378 sq.ft., 4 bedrooms, 2 baths. Open concept living room, dining. Enjoy the wonderful view from the sunroom off the living area. 16' x 24' detached garage. 100 amp service. Newer dock. Listing Sales Representative: Judy Grant L-773

Side Entry



Living Room



Dining Room



Kitchen



Sunroom



4pc bath main



Master Bedroom main floor



4pc En-suite



Bedroom upstairs



Bedroom upstairs



Bedroom upstairs



F/A Gas Furnace



Basement storage



Laundry basement



16' x 24' Detached Garage



Garage interior



Sundeck with Gazebo



14' x 20' Storage shed with double door access



List Price: \$374,000 **Address:** 195 West River Road
File Number: L-773 **Zoning:** R1
Legal: PCL 14391, SEC DKF; PT PARK LT ZB BEING PT LT 4, CON 5, DRYDEN
Lot Size: 50' X 227.5' **Taxes:** \$2438.89 (2025)
House Size: 978 + 400=1378 sq.ft. **MPAC Assessment:** \$208,000
Estimated Age: 1956 & 1993 **Style:** 1 & 1/2 Storey
Exterior Finish: X-90 wood siding **Roof Cover/Age:** Shingles (2018)
Driveway: Uni-stone Double **Window Style:** _____
Foundation: Poured + crawl **Basement Size:** 490 sq.ft.
Basement Finish: unfinished
Heat/Cost: F/A Gas (2016) **Plumbing:** ABS Copper
H.W.T. Gas Rental **Garage:** Detached 16' x 24' 100 amp service
Panel: 100 amp panel **Consumption:** _____
Detached Units: Large storage shed/workshop, wired. Storage shed.
Septic System: City Services
Water System: City Services

Rooms	Bedrooms
Kitchen: 9' x 12'	1: 12' x 12'
Dining Room: 9' x 12'	2: 8' x 11'
Living Room: 13' x 18'	3: 8' x 11'
Other: Sunroom 10' x 10'	4: 9' x 15'
Baths: 4pc en-suite, 4pc main	5: _____

Inclusions: Fridge, stove, washer, dryer. See Chattel list.

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

L-773

195 WEST RIVER ROAD

CHATTELS INCLUDED LIST:

MAIN FLOOR:

FRIDGE & STOVE

DINING ROOM TABLE & CHAIRS

CHINA CABINET

DESK

BOTTOM OF ENTERTAINMENT UNIT

UPSTAIRS:

COUCH

STAND-UP WARDROBE

DESK

BASEMENT:

WASHER & DRYER (2 YEARS OLD)

SHELF

CABINET

2 SMALL FREEZERS

L-773

195 West River Road

Waterfront Living at its best! City services, within walking distance to downtown.

1 ½ Storey, offering 1378 sq. ft., 4 bedrooms & two baths. 978 sq.ft. on the main floor, spacious side entry, open concept living room, dining room, overlooking the river. Efficient kitchen, master bedroom, 4pc en-suite and a 4pc bath.

Enjoy the wonderful view from the sunroom with cedar finishing and lots of windows directly off the living room.

The upstairs offers 3 bedrooms with ample closets.

Partial basement, 200 amp service 2021, F/A Gas furnace 2016, Laundry area washer & dryer will remain, work area/storage.

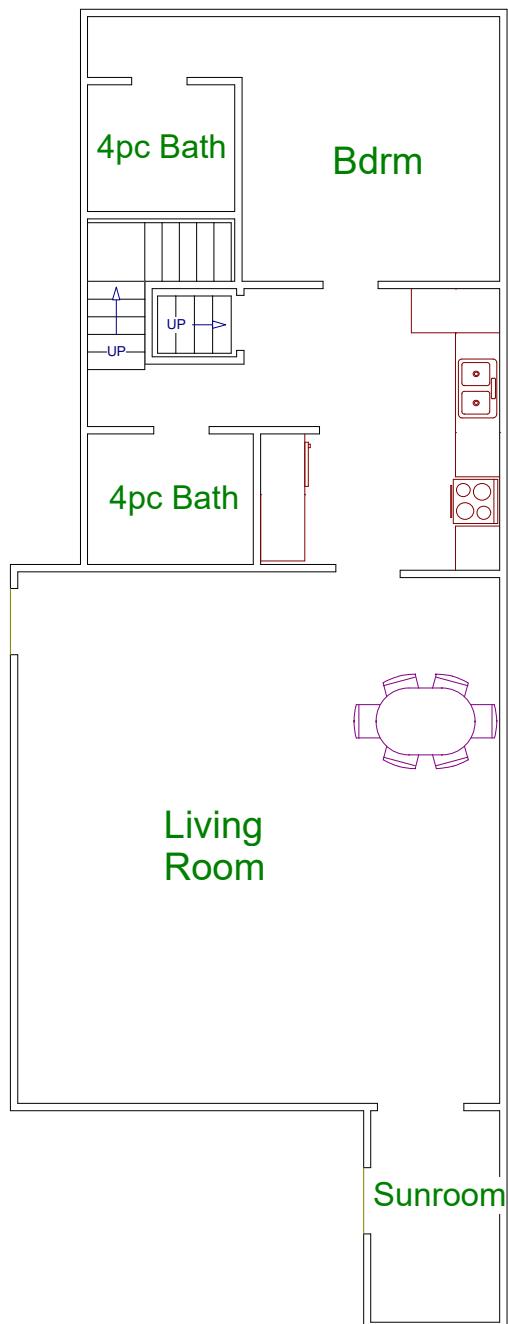
16' x 24' Detached Garage with 100 amp service, as well as a large storage shed/workshop which is wired.

An additional smaller storage shed.

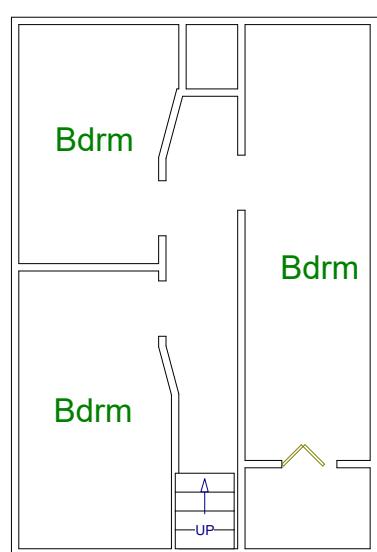
Newer Dock.

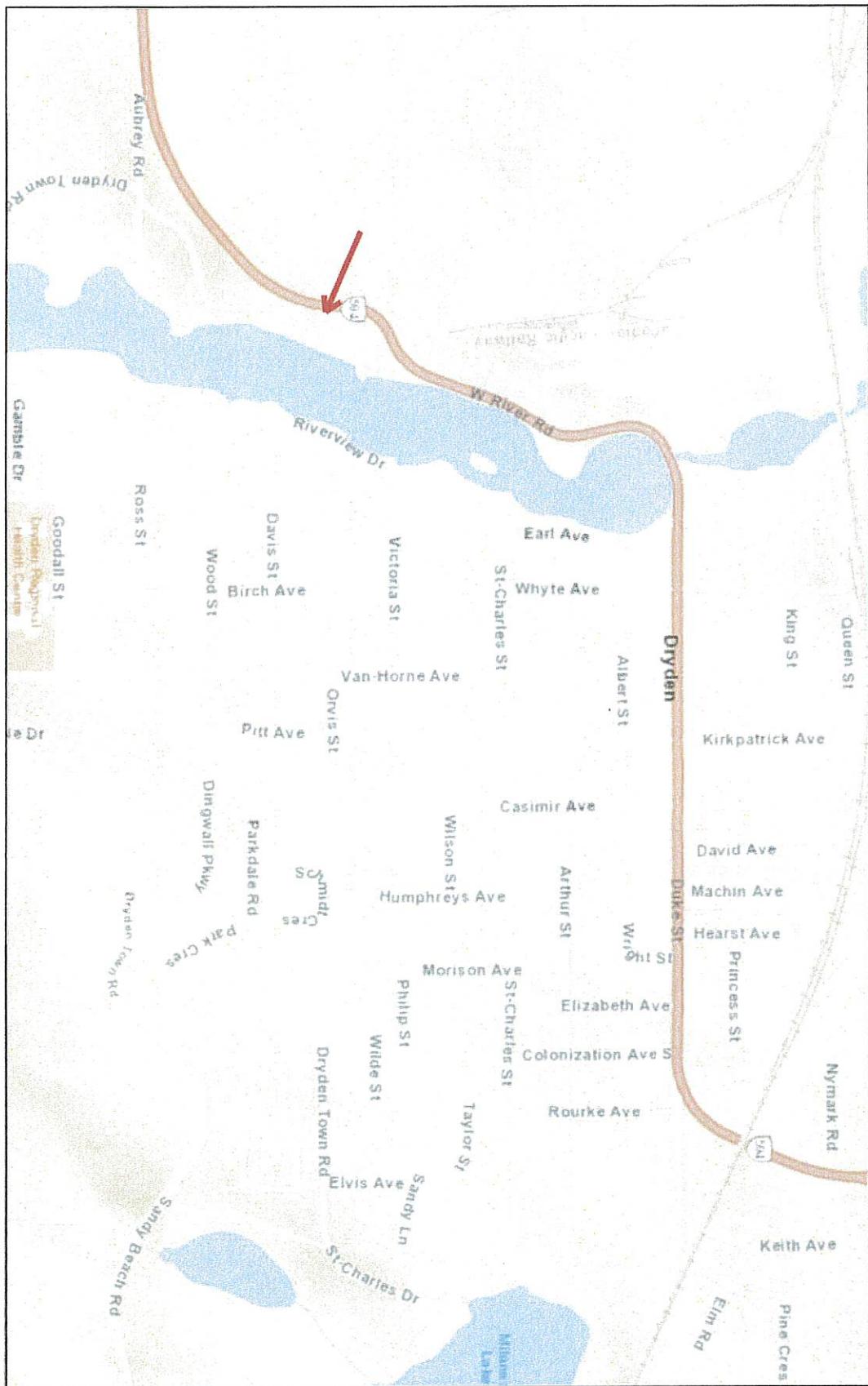
Sundeck overlooking the river, with Gazebo that will remain.

L-773 195 West River Road



Upper Floor





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