

# 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

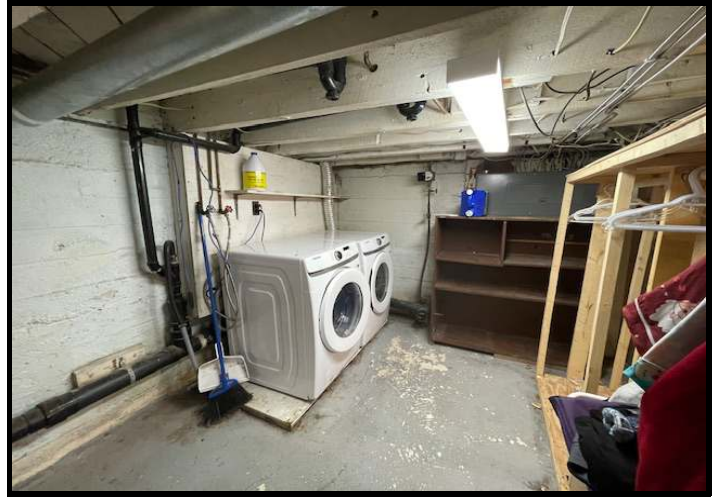




Basement storage



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 & ½ 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.

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

L-773

195 WEST RIVER ROAD

CHATELS 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.

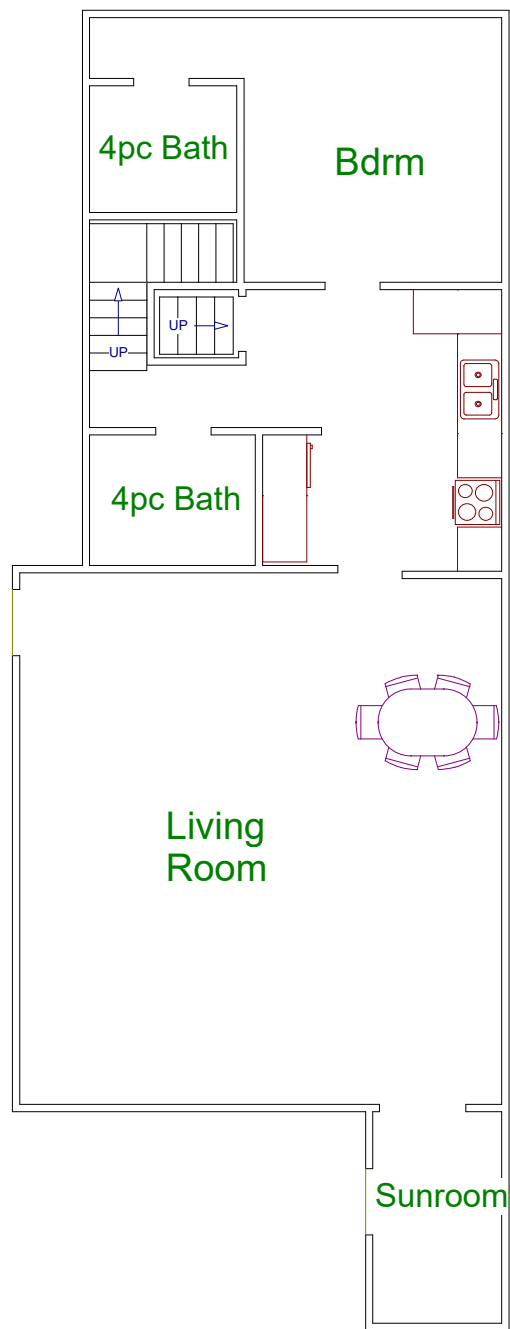
16' x 24' Detached Garage with 100 amp service, as well as a large storage shed/workshop which is wired.

An additional smaller storage shed.

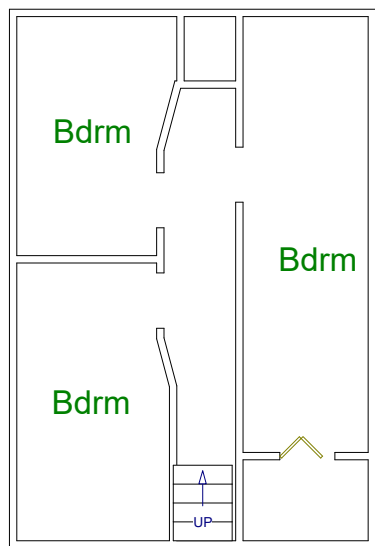
Newer Dock.

Sundeck overlooking the river, with Gazebo that will remain.

L-773 195 West River Road



Upper Floor





ESRI, HERE, Garmin, INCREMENT P, NOAA, USGS, NRCAN

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