

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



\$499,000

**34 Wabigoon Drive
West, Dryden**

59' x 125'

This Listing will speak to the prudent home shopper! Starting with a reputable builder, original owners, backing onto green space, in a preferred subdivision & a beautiful home! This hillside bungalow offers basement walk-out and south exposure to the main living areas. Open concept Living/Dining/Kitchen, 3 + 1 bdrms, 3 baths, 2 fireplaces, large Rec. Rm., full laundry rm. & a Den. Att. 24' x 26' Garage & concrete drive.

Listing Broker: Patricia DeGagne H-1820

Appealing entrance with wide hallways.



Foyer



Open concept Kitchen with oak cabinets



Living Rm with gas fireplace & backyard view



Open concept Dining Area with access to deck.



Master Bedroom with en-suite & walk-in closet.



En-suite bath with jet bath tub & corner shower.



Full bath on the main floor.



Exterior showing the top deck & bsmt walk-out.



Bedroom # 3 is very generous in size.



Second bedroom on the main floor.



Extra large, Fourth bedroom, in the lower level.



Bright & spacious Recreation Room.



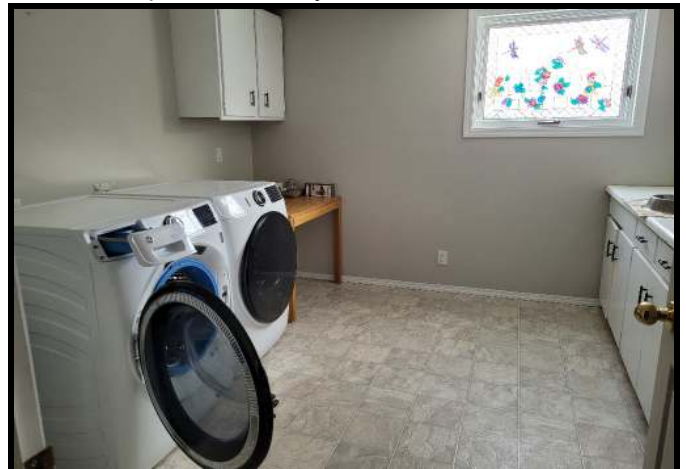
Lower level walk-out into the backyard



Lower level, 3 piece bath



Separate Laundry Room with cabinets.



List Price: \$499,000 **Address:** 34 Wabigoon Drive West, Dryden
File Number: H-1820 **Zoning:** Single family residential
Legal: PIN 420870096, Pcl. 38-1, Lot 38, Plan 23M908, Dryden
Lot Size: 59' x 125' **Taxes:** \$5,330.15 (2025 year)
House Size: As per blueprints, 1528 sq.ft. **MPAC Assessment:** \$271,000
Estimated Age: 1999 Built **Style:** Hillside Bung. - bsmt walk-out
Exterior Finish: Vinyl siding – alum S/F **Roof Cover/Age:** Shingles 04/2021
Driveway: Poured concrete **Window Style:** Willmar 5000/3 pane
Foundation: TW walls/concrete footing/floor **Basement Size:** Full – 1528 sq.ft.
Basement Finish: Recreation Room, 4th Bedroom, Den, 3pc. Bath, Laundry Rm., Utility Rm
Heat/Cost: F/A Gas Furnace - \$1526.00 – 12 mos. **Plumbing:** Copper/abs
H.W.T. Reliance Hot Water Tank **Garage:** Att. 24 x 26', insulated & finished int.
Panel: 200 amp panel **Consumption:** \$2315.00 – 12 mos. – with Central Air
Detached Units: Chain link fence backyard.
Septic System: City Services – metered system
Water System: City Services – metered system

Rooms **Bedrooms**
Kitchen: 13' x 13' with extended countertop **1:** Mbdrm. 13'8 x 13'4 + walk-in
Dining Room: 9' x 10' **2:** 10' x 12'
Living Room: 11'6 x 15'4 with gas fireplace **3:** 11' x 12'4
Other: Laundry Room approx. 8' x 10' **4:** Down 13'8 x 13'
Baths: 4pc. Main bath, 4pc. Ens., 3pc. down **5:** Den 12' x 8' irr.
Inclusions: Kitchen fridge & stove, DW, Garburator, 3 bar stools. Clothes Washer & Dryer.
Central vac attachments. All window coverings & some ceiling tiles.

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

34 Wabigoon Drive West, Dryden.

H-1820

This Listing will speak to the prudent home shopper. Starting with a reputable builder, occupied by the original owners, located in Dryden's most preferred subdivision, backing onto green space, and filled with amenities to suit the whole family.

The Edgewater subdivision is popular for being a family neighbourhood, within close proximity to the Hospital and Schools, abutting the Laura Howe Marsh. Enjoy immediate access to the Yacht Club and the City Dock, with access to Wabigoon Lake.

This particular property backs onto the green space of the Laura Howe Marsh. Few properties have this privilege. This natural habitat provides a quiet extension to the backyard, with the aesthetics and wild life equal to country living.

With a gentle slope to the property, this home has the advantage of a lower level walk-out and large windows in the Recreation room and fourth bedroom.

The backyard is fenced, with South exposure! Enjoy the natural light into the main living areas, both upstairs and down. Enjoy the sunrises and sunsets all year round!

The builder of this home has not built two alike. The curb appeal is warm and welcoming, and the interior layout, unique and appealing.

From the front door, the home is inviting! A spacious entrance and wide hallway, bring you into an open concept of Kitchen/Dining and Living room. The family can interact while resting, dining and/or doing food preparations.

The Kitchen is lined with plenty of oak cabinets, including the larger drawers on the bottoms, and a separate pantry for larger appliances and extras. An extended countertop allows lots of room for food preparation, serving, and an eating area. There's a built-in dishwasher and a garburator to help with clean up.

The Living & Dining areas benefit from the South facing sun exposure, with a natural gas fireplace to curb the winter's chill.

A patio door provides access to the south facing sundeck. Imagine your morning coffee, afternoon sunbathing and evening downtime, on this deck! A staircase along the side of the home, takes you up or down from the backyard.

Back inside, the Primary Bedroom has a walk-in closet and en-suite bath. Enjoy the option of soaking in the jet tub &/or your private shower.

There are two additional bedrooms on the main floor, with a four-piece bath directly across the hallway.

Other than the Kitchen, entrance and baths, the main floor is lined in pre-engineered hardwood. Most of which is in very good condition, but a couple of areas needing attention or replacement. The only carpet is that on the staircase, going up and down.

Let's move downstairs. The South exterior wall is above ground, providing ground level access to the backyard, and lots of natural light to the indoors!

The Recreation Room is very spacious with the comfort of a second gas fireplace. The ceiling is unfinished but the walls are painted/drywalled and the floors are lined with laminate planks.

The 4th bedroom, also facing the backyard, will make a lovely guest room or that for the teenager in the family. This room is insulated for added sound barrier.

A second room will satisfy an in-home office or craft room, separate from the living spaces, with a large window for natural lighting.

There's a three-piece bath, with a walk-in shower, to service this lower level.

A separate laundry room allows you to close the door when the laundry piles up!

The utility room houses the mechanical equipment, with lots of room for storage and even an in-home workshop for those who would enjoy.

The exterior of the home is low maintenance with vinyl siding, aluminum soffit and fascia. The windows are triple pane, with wood interiors and metal exteriors.

The shingles were replaced by REMR roofing in 2021. The warranty may be transferable.

The gas hot water tank is a rental unit with Reliance.

The furnace, air exchange and central air conditioning units are original to the home.

This is a "true" double car garage, measuring 24' x 26'! The two vehicle doors, each 9' x 7', were recently replaced, with an automatic opener on each one. The interior is insulated with a drywall "firewall" and plywood on the balance.

The driveway is poured concrete with a double wide curb cut for easy in and out.

There's an extension for parking along side of the garage, which also allows access to the backyard.

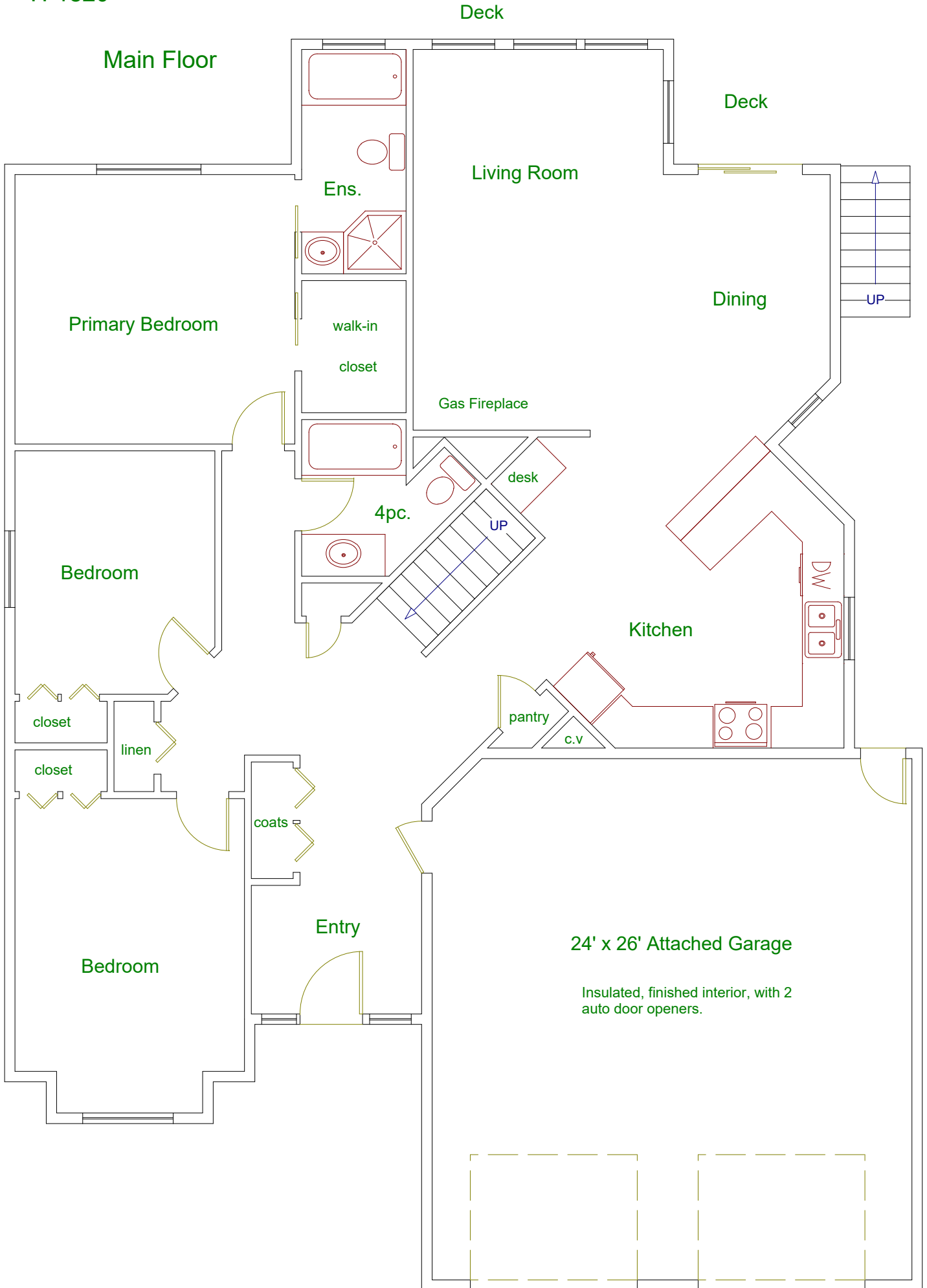
Another convenience are the water hose connections on both sides of the home.

For the new Owner, there is a list of the building materials and floor plans, provided by the builder, at the time of construction.

Looking for Your "forever home"?

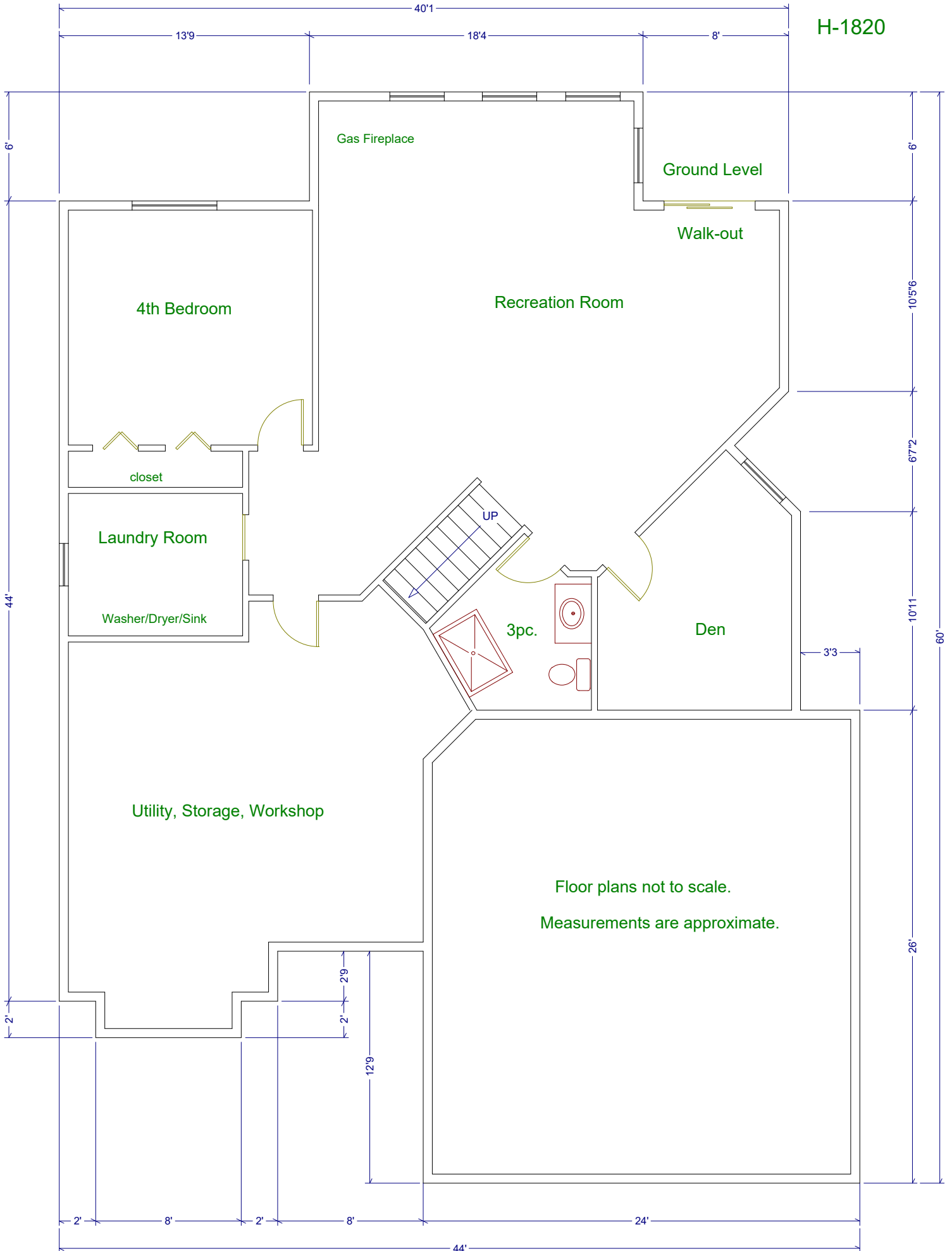
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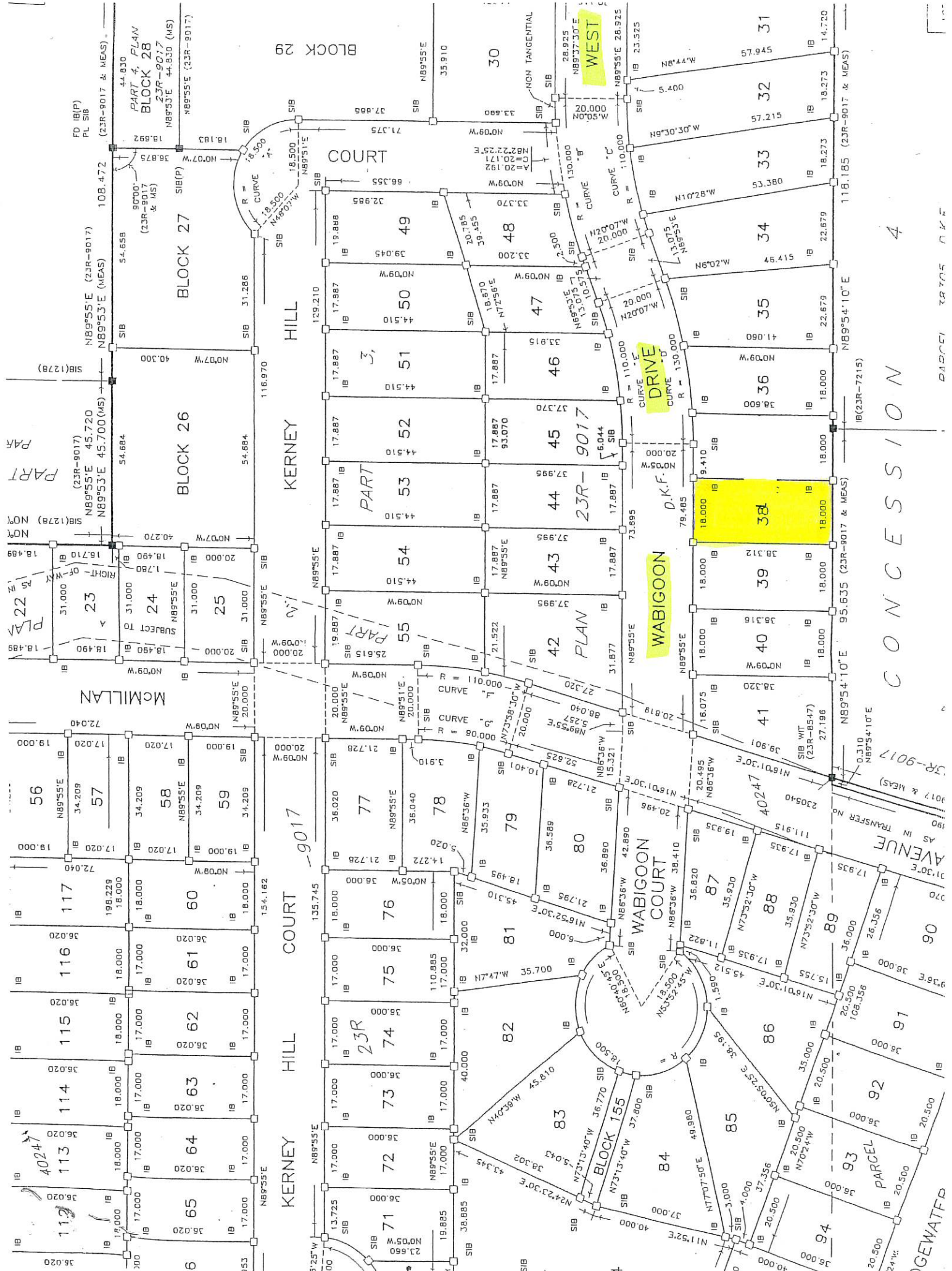
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34 Wabigoon Drive West,

Lower Level Layout





PART

PLAN

McMILLAN

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CONCESSION

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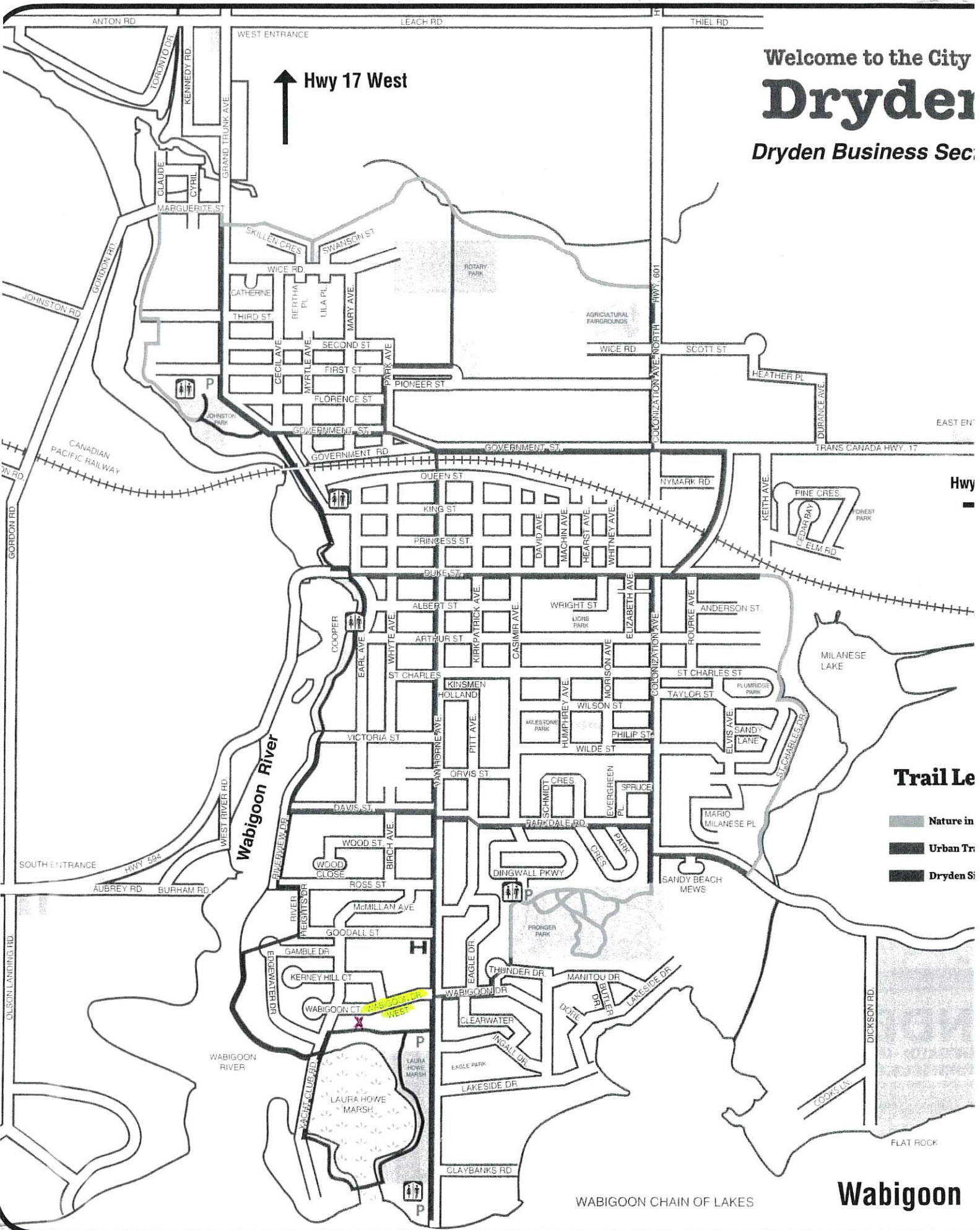
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 Dryden Business Sec

Hwy 17 West
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