

# 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



**\$825,000**

**293 Ross Lapointe  
Road**

**2.44 Acres+/-**

**2.4 acres, 688' of Shoreline on Wabigoon Lake. Private level lot, sheltered bay all located in the unorganized area, 15 min. drive from town. One floor living custom home, over 1,800 sq.ft., 3 beds, 2 baths and lake views from every room. Custom Quality Kitchen, granite countertops, in-floor heat throughout including the att. garage. Detached 34'x30' Dream Garage, 10' ceilings, heated and fully metal cladded inside. Many updates, move-in ready! High end appliances included.**

**Featuring filtered water system with direct hook-up to fridge.**

**Listing Sales Representative: Brenda De Smit L-744**

Beautiful Custom Kitchen



Granite Countertops, High End Appliances



Lake Views fr the Dining Room, access to deck



Quality Built-ins for your Treasures



Beautiful, Warm & Cozy Living Room



Cozy Propane Fireplace on those Cold Nights



The most Beautiful Ceilings!!



House & Garage



688' of Shoreline, sheltered for your boat



Unique Design, One of a Kind



Back of Home, attached Garage



Private well treed driveway



Those views!!



Views Coming into the Bay



Views Coming into the Bay



Sheltered Bay, safe area for your Boat



Protection from the Winds



Dock



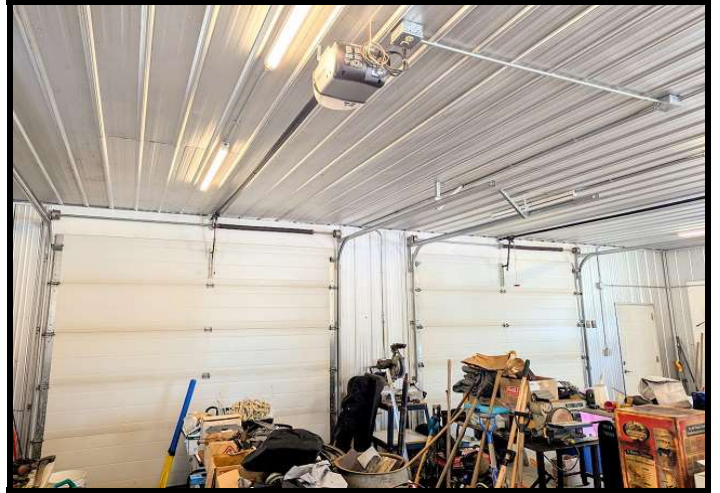
Sunset Views never get old!!



34' x 30' 2 Car Heated Garage Built in 2015



9' Doors, Both with Auto Door Opener



You even get a lake view from the Garage :)



10' Ceilings & Fully Metal Cladded Interior



Garage Panel



Primary Bedroom



Lake Views from the Primary & access to deck



Spare Bedroom with Lake Views



Spare Bedroom with Lake Views



Primary En-suite with Walk-in Shower



Main 4pc Bath



**List Price:** \$825,000      **Address:** 293 Ross Lapointe Road

**File Number:** L-774      **Zoning:** Unorganized

**Legal:** Pcl 41425, being Pt. 1 on 23R9749, Van Horne Twp, Pin# 420790108

**Lot Size:** 2.44 Acres +/-, 688' Shoreline      **Taxes:** \$1,861 (2025)

**House Size:** 1,800 sq.ft. +/- One Level      **MPAC Assessment:** \$380,000

**Estimated Age:** 1990 Built      **Style:** Custom Ranch Bungalow

**Exterior Finish:** Vinyl Siding – 2015      **Roof Cover/Age:** Shingles 2015

**Driveway:** Private, natural, gravel      **Window Style:** Dbl pane/pvc ext.

**Foundation:** Concrete Slab      **Basement Size:** n/a

**Basement Finish:** n/a

**Heat/Cost:** Propane in floor & Fireplace \$4,200/yr +/-      **Plumbing:** Mixed

**H.W.T.** Owned      **Garage:** Att 24'x24' w/Foyer & Detached 34'x30

**Panel:** 200 amp panel      **Consumption:** \$1,449/yr

**Detached Units:** Shed

**Septic System:** Tank & Field, 1990 certificate on file, pumped every 2 years

**Water System:** Lake water, heated line with filter system (UV, reverse osmosis, softener)

**Rooms**

**Bedrooms**

**Kitchen:** 12' x 16' x irr      **1:** 12' x 20' Primary

**Dining Room:** 12' x 17'5 x irr      **2:** 12' x 9'5

**Living Room:** 17'5 x 22 x irr      **3:** 12' x 9'5

**Other:** Laundry & Utility 8' x 12'      **4:** \_\_\_\_\_

**Baths:** En-suite 3pc w/walk-in shower, 4pc Main      **5:** \_\_\_\_\_

**Inclusions:** Samsung Fridge w/reverse osmosis water hookup, Stove, Built-in Microwave  
& Dishwasher, Washer, Dryer & Garage Air Compressor

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

**L-774**

## **293 Ross Lapointe Road**

Located only a short 15 minute drive from town and 5 minutes with the winter ice road this Custom Built Ranch Style home sits on a 2.44 acre private level lot and features 688' of Shoreline.

All sitting in the very desirable unorganized area!

Nestled in a Bay provides much needed protection from the elements for your Boat and dock.

Custom designed and built in 1990, this one level home has all the modern conveniences including wheelchair access. Enjoy lake views from every room in the home. The family living area includes a Living, Dining and Kitchen, with grand vault ceiling in the shape of a hexagon. Additional features include a stone front fireplace with propane insert, patio door to the west facing sundeck, open concept kitchen and large walk-in pantry and built-in display cabinets. In 2015 the Kitchen was completely redone by a well known local cabinet builder, the quality throughout is evident. High end appliances, granite countertops finish off the space and will make your time in the kitchen enjoyable.

The Samsung Fridge has been connected to the reverse osmosis system, cold drinking water at your fingertips, 2 different sizes of cubes and the bottom right portion can convert between a fridge and freezer...perfect for those holiday seasons.

Two spare bedrooms are placed away from the Primary suite. The 4pc Main bath is convenient to the spare bedrooms and entrance. The primary bedroom will accommodate a king bed, it has a walk-in closet, 3pc en-suite with walk-in shower and garden doors to access the sundeck.

A double wide attached 24' x 24' attached garage has a full length 7' wide section allocated to a Foyer with large closet for all your storage needs. The in-floor heat runs all the way through to the garage, if additional space is needed, convert the garage to a large recreation room.

Enjoy the outdoors with more than 100' of decking attached to the home. The various angles allow for sun or shade, whatever your preference. There are three access points from the deck into the house.

Every man's dream will be the 34' x 30' fully finished Detached Garage. Built in 2015 no expense was spared. Heated with a pellet stove, 10' high ceiling, 2-9' automatic doors and fully clad inside means nice and bright and easy to clean. You will find many windows throughout that let in tons of natural light and even has views of the lake.

How many garages have a view of the lake!!

Wabigoon Lake has become popular for its many species of fish and wildlife year round. There is an abundance of recreational opportunity. Jump in your boat and enjoy this summer.

Upgrades:

Shingles – 2015

New siding, exterior insulation, window flashing and reseal in 2015

Propane Boiler – 2025

Kitchen – 2015

Dock Pontoon – approx. 7 years old

Water softener, filter, reverse osmosis system – 2015

Properties like this don't come around very often, don't miss your chance to own a unique and private well cared for home on the Lake with an amazing Garage!!

L-774

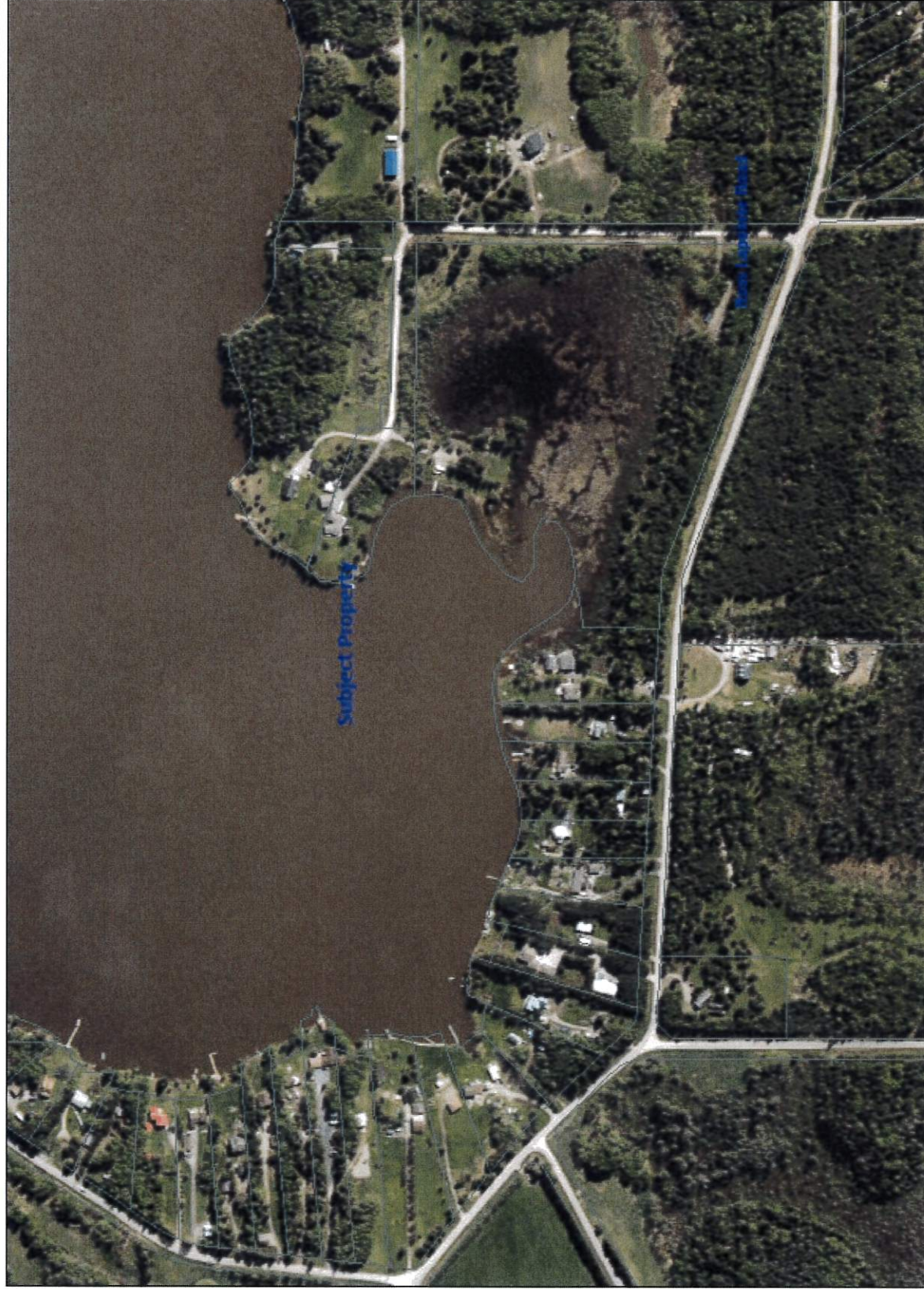


\*Not To Scale\*

\* measurements are approximate.  
\* floor plan not to scale.

**293 Ross Lapointe Road**

Notes:



0 0.3 km

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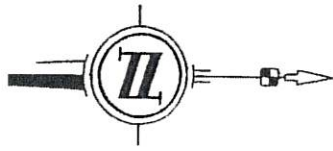
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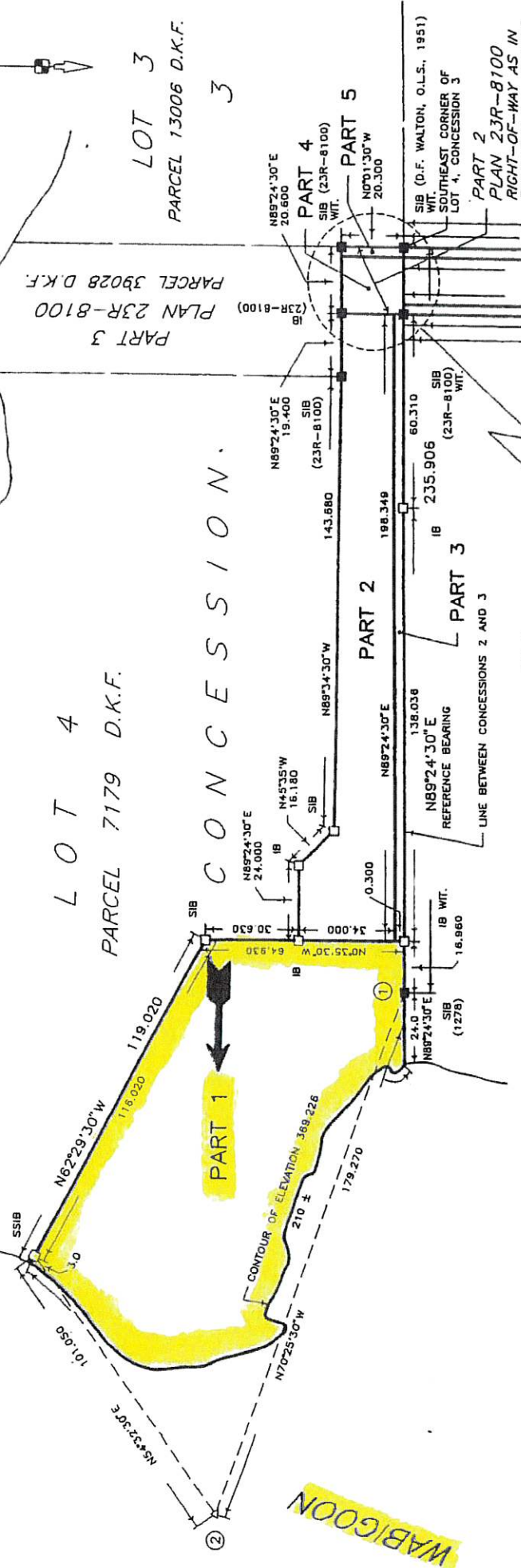
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1.1	N45°10'27"E	114.3
1.2	N45°38'E	130.9
1.3		
1.4		
1.5		
1.6		

AT DRYDEN HAVING AN ELEVATION OF 369.857 METRES DRYDEN PAPER CO. 1947 DATUM.



LAKE



LOT 3  
PARCEL 13006 D.K.F.

PART 3  
PLAN 23R-8100  
PARCEL 39028 D.K.F.

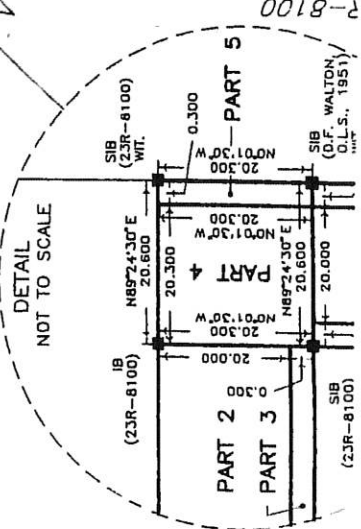
LOT 4  
PARCEL 7179 D.K.F.

CONCESSION.

WABIGON

PART 2  
SIB (D.F. WALTON, O.L.S., 1951)  
SOUTHEAST CORNER OF  
LOT 4, CONCESSION 3  
PLAN 23R-8100  
RIGHT-OF-WAY AS IN  
TRANSFER No. 210066

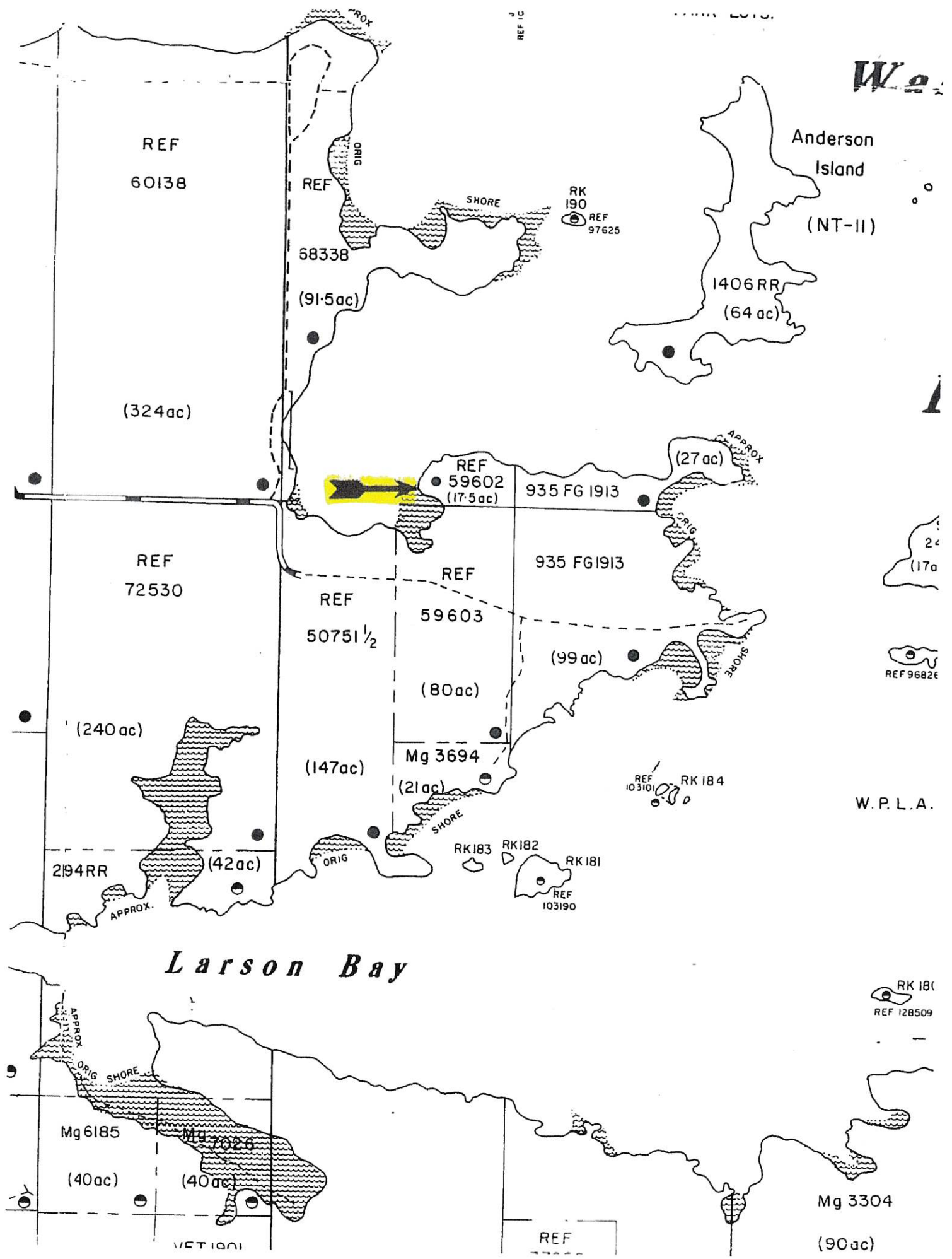
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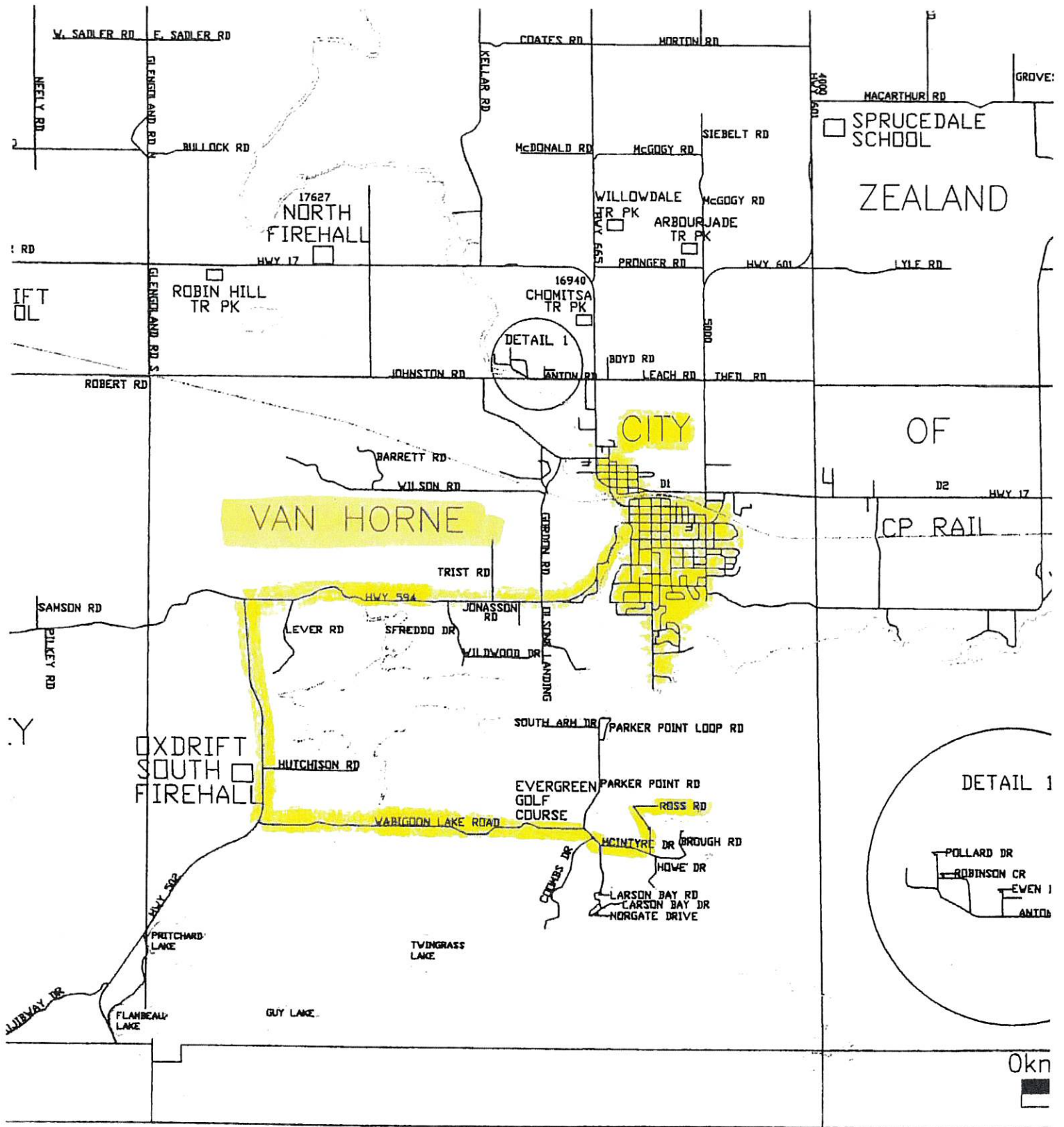


SURVEY OF  
OF THE NORTHEAST PART OF  
CONCESSION 2  
OF THE SOUTHEAST PART OF  
CONCESSION 3  
HIP OF VAN HORNE

B  
D.K.F.

M - 7 7 8





SURROUNDING AREA

JORDENS CONS  
FEBRUARY 27,