

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



\$469,000

**27 Parker Point Loop
Road**

104' x 301' x irr

**Lakefront Living! 1524 sq.ft. +/- Bungalow, 2 +1 bedroom, living room with wood burning fireplace, separate dining room, Bonus/Family Room w/fireplace. 4pc. bath, main floor laundry. Partial lower level bedroom, shower & electric sauna. F/A propane (2023). Attached dbl. car garage. Detached dbl. car garage. Boathouse. Located 15 minutes from the City!
Listing Sales Representative: Judy Grant L-775**

"Proudly Serving Dryden & Area Since 1947"

Living Room



Living Room with garden doors to deck



Kitchen



Dining Room



Bonus/Family Room



Master Bedroom



Bedroom



4pc Bath



Main floor laundry



Entry



Bedroom downstairs



Shower downstairs, Electric Sauna



Front yard



Boathouse



Detached double garage



Interior Detached double garage



Interior Attached double garage



Front of property



List Price: \$469,000 **Address:** 27 Parker Point Loop Road
File Number: L-775 **Zoning:** unorganized
Legal: Lot 6, Plan M-609, Parcel 28229, VanHorne Township
Lot Size: .72 ac 104' x 301' **Taxes:** \$1187.00 (2026)
House Size: 1524 sq.ft. **MPAC Assessment:** \$236,000
Estimated Age: 1966 **Style:** Bungalow
Exterior Finish: Vinyl siding **Roof Cover/Age:** Shingles (2016)
Driveway: Gravel/Recycled asphalt **Window Style:** mixed
Foundation: Concrete/concrete block **Basement Size:** partial
Basement Finish: Bedroom, sauna, shower
Heat/Cost: F/A Propane (2023), 2 fireplaces \$1500 +/- **Plumbing:** mixed
H.W.T. Electric Owned **Garage:** Attached garage, Dbl detached garage
Panel: 200 amp panel **Consumption:** _____
Detached Units: Gazebo, woodshed, boathouse (shingles on boathouse 2024)
Septic System: Tank & field (2010)
Water System: Drilled well in basement water softener & filter
Rooms **Bedrooms**
Kitchen: 13'6" x 23'4" **1:** 13'3" x 13'3" x irr
Dining Room: 12'3" x 19' **2:** 10'3" x 11'6"
Living Room: 15'3" x 17'3" with fireplace **3:** 12' x 9'3" lower level
Other: Family Rm 13'6" x 16'6" **4:** Main floor laundry 6'9" x 10'7"
Baths: 7'6" x 10' cedar finished **5:** Sauna 4'6" x 6'9" electric
Inclusions: Fridge, stove, Blt-in dishwasher, washer & dryer

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

L-775
27 Parker Point Loop Road

Lakefront living located 15 minutes from the City and just a few minutes via the winter ice road.

Lovely level lot 104' frontage on Wabigoon Lake. Located in the popular unorganized area.

This 1524sq.ft. bungalow offers a spacious living room with wood burning stone front fireplace, garden doors off to the sundeck complete with a gazebo.

Open concept kitchen, separate dining room plus a bonus/family room with a second fireplace. Two bedrooms, four piece bath and main floor laundry complete the main level.

Great lake views from the living room and bonus/family room. Warm wood accents throughout the home.

The lower level features a third bedroom, an electric sauna and shower. Boasting an abundance of closets and storage.

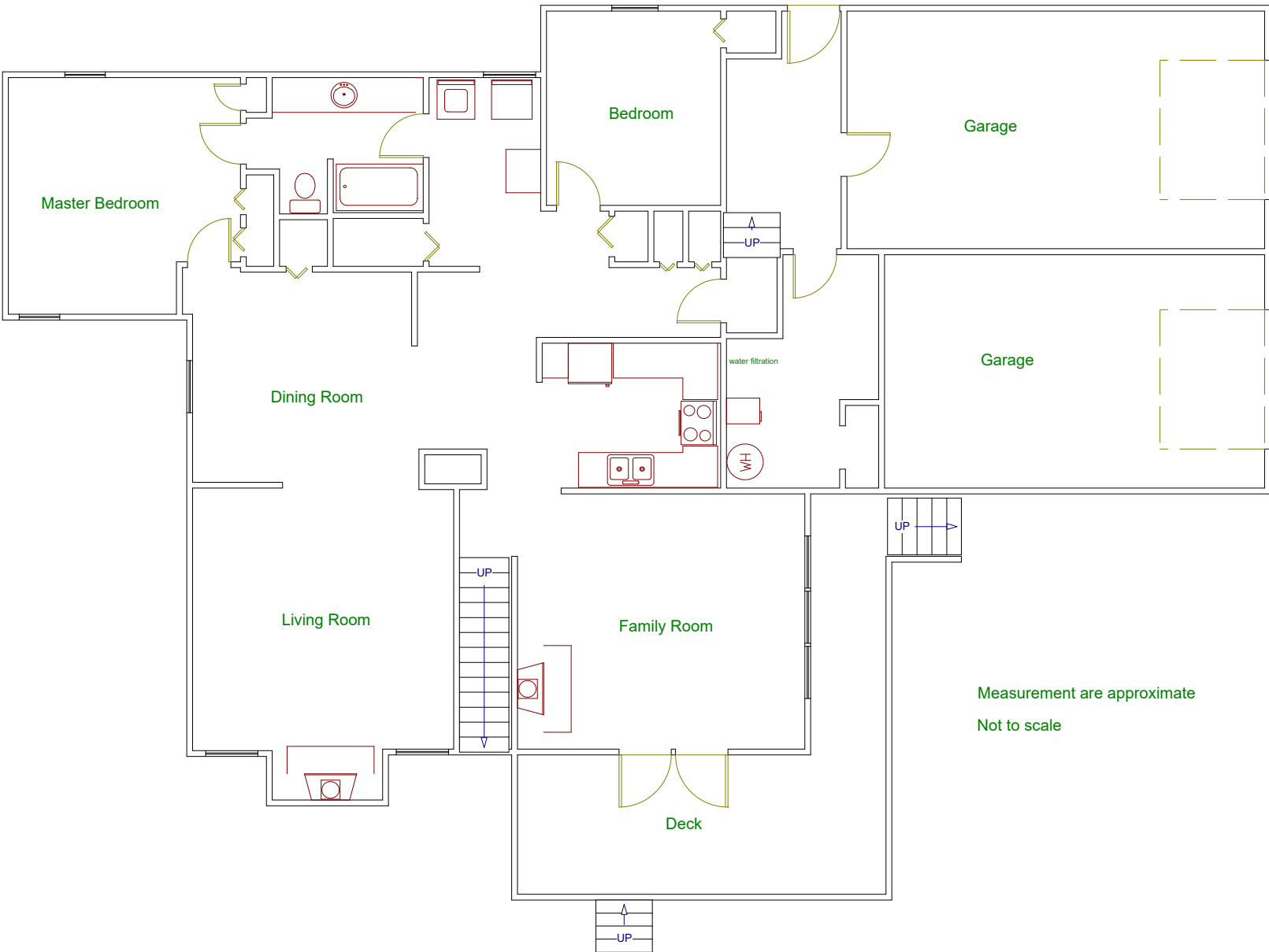
The main entry allows room for everyone arriving! A separate utility room is located off this area accommodating the F/A propane furnace (2023), owned electric hot water tank, water filtration system and storage.

Attached double car garage with auto door openers. Detached double car garage. Greenhouse and small garden at the rear.

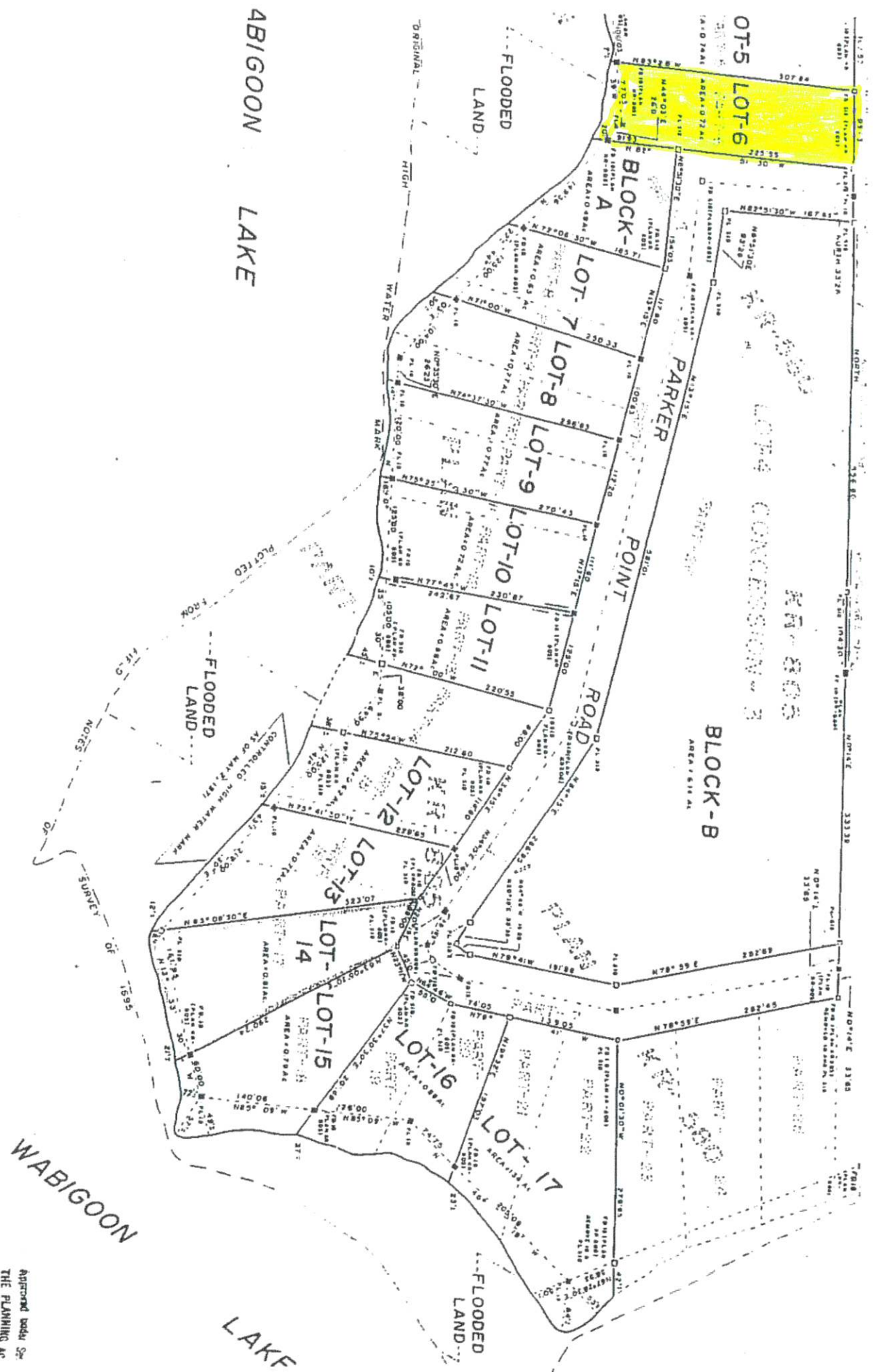
Book your appointment to view this lakefront home today!

L-775

27 Parker Point Loop Road



Measurement are approximate
Not to scale

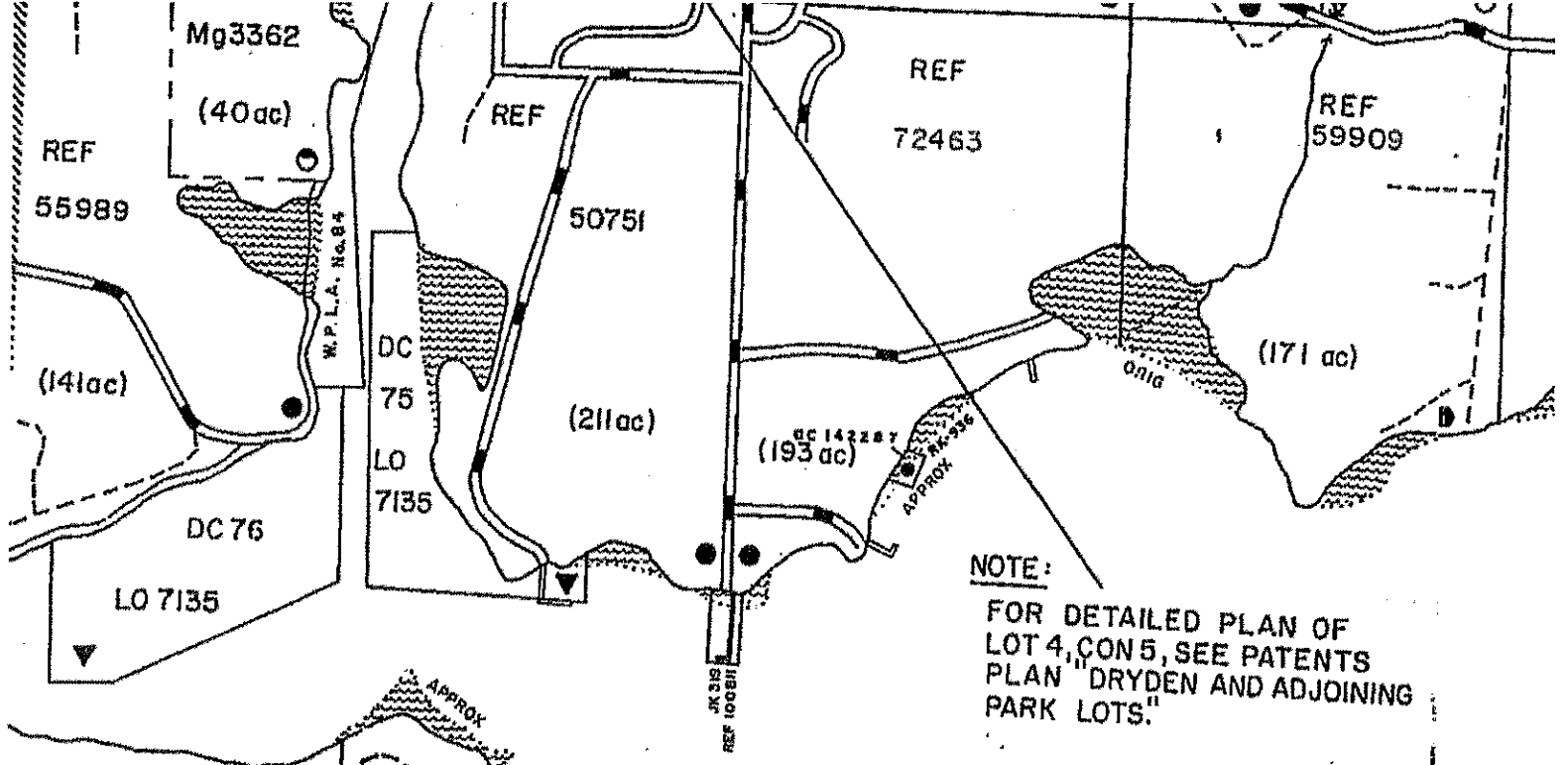


4BIGOON LAKE

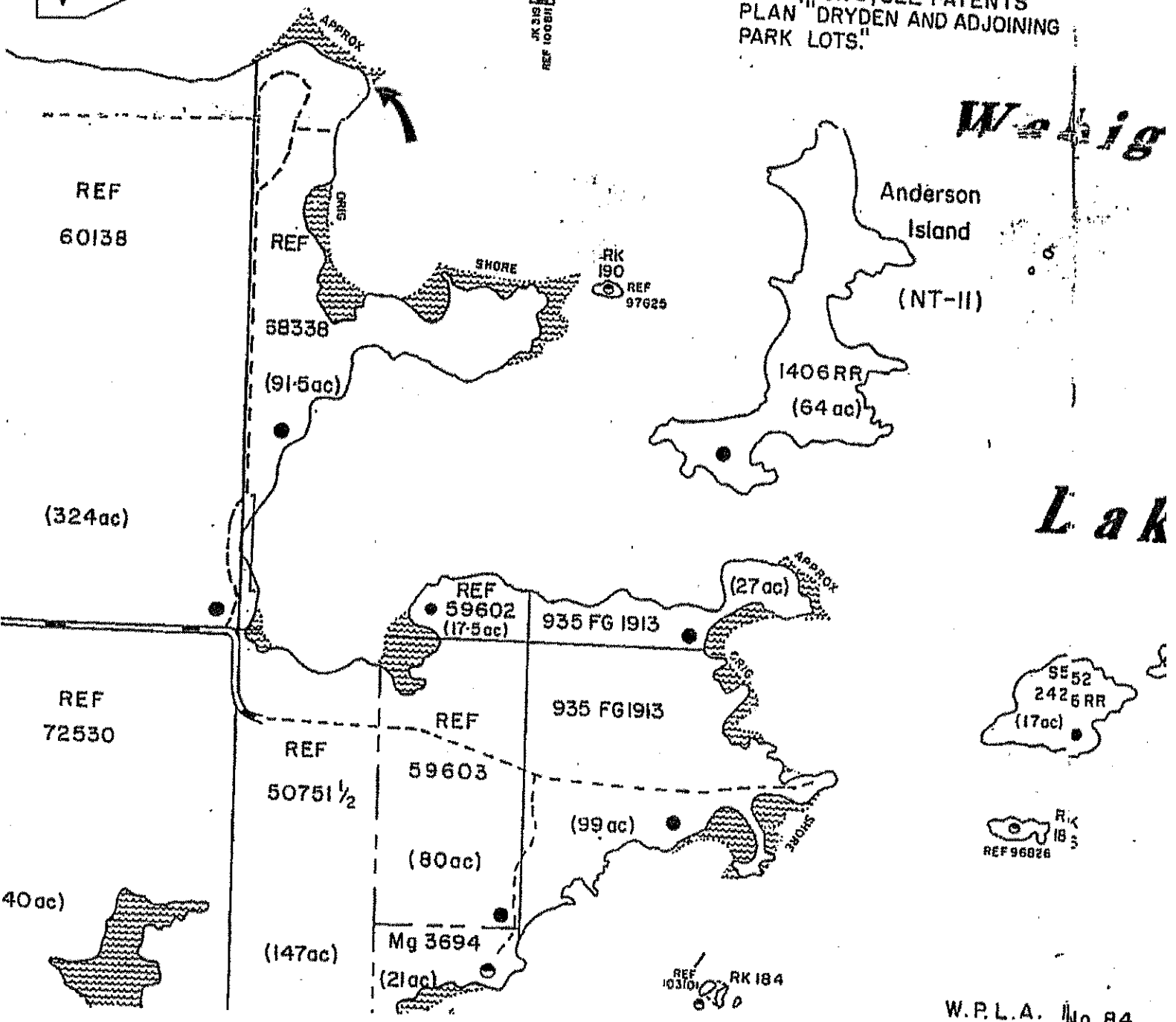
RT-800
 LOT 4 CONCESSION # 3
 BLOCK-B
 AREA 6.81 AC

WABIGOON LAKE

Approved by:
 THE PLANNING AC



NOTE:
 FOR DETAILED PLAN OF
 LOT 4, CON 5, SEE PATENTS
 PLAN "DRYDEN AND ADJOINING
 PARK LOTS."



Wet

Lak