

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

**2 Lakeview Road,
Dryden**

**approx. 2.5
Acres**

Country Living, with impressive improvements, at a great value! Come see!! Built in 1998, the home covers 1940 sq.ft., with a custom Kitchen/dinette area, a large Family rm. + a spacious Living room, 2 + 1 bdrms, 1 bath & a 1430 sq.ft. basement, partially finished. There's a 24' x 23' Att. Garage + a 24' x 52' Det. Garage! Approx. 1000 sq.ft. of sundecks, a greenhouse and heaps of parking space. Less than 10 mins into town, with immediate access to snow machine & nature trails! Listing Broker: Patty DeGagne R-1518

Introducing # 2 Lakeview Road...



Sundeck off the Family Room & Dinette area.



Extend gardening season with this greenhouse



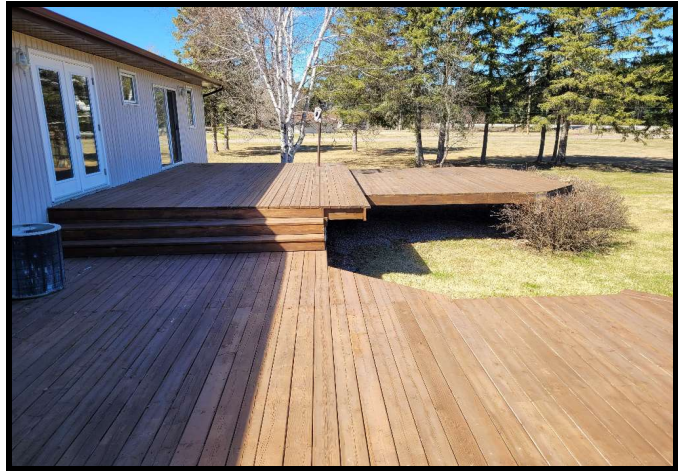
Impressive & fully equipped, custom Kitchen!



Detached 24' x 52', insulated & plywood interior.



Approx. 1000 sq.ft. of sundeck!



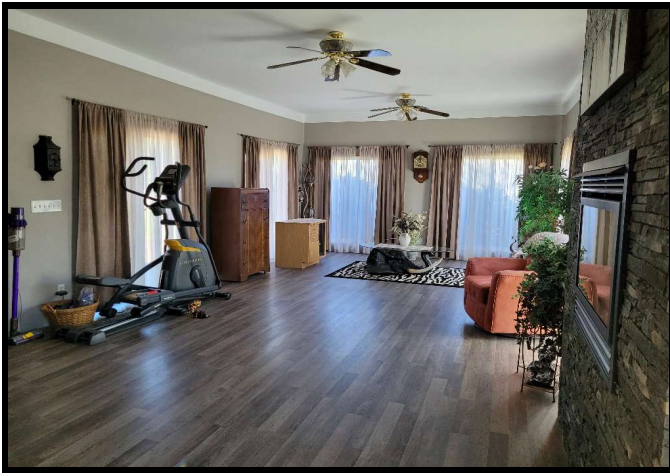
Do you need/like lots of parking space?!



A full wall of pantry cabinets with pullouts!



The main floor Family Room is 32' x 15'5!!



with a Gas Firepl. and access to the sundeck.



The dinette area also has outside access.



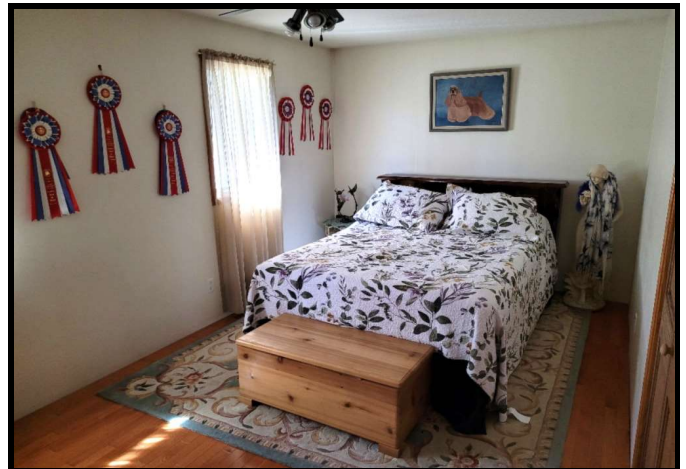
Beautiful and spacious Living Room!



Primary Bedroom with a 4' x 8' walk-in closet



The second main floor bedroom fits a queen set



A four piece bath on the main fl.



There's a large Recreation & two rooms down.



List Price: \$499,000 **Address:** 2 Lakeview Road, Dryden
File Number: R-1518 **Zoning:** Rural Residential
Legal: PIN 420880696, Pcl.28808 SEC DKF; Pt. 9, KR824, except Pt. 2, 23R4706, Dryden.
Lot Size: Approx. 2.5 acres **Taxes:** 2025 year \$5979.20
House Size: Approx. 1940 sq.ft. main floor **MPAC Assessment:** \$304,000
Estimated Age: Built in 1998 **Style:** Bungalow
Exterior Finish: Siding – vinyl **Roof Cover/Age:** Shingles - 2018
Driveway: Stone base, lots of parking! **Window Style:** pvc
Foundation: Poured concrete/Styrofoam forms **Basement Size:** 1430 sq.ft. +/-
Basement Finish: Recreation Room, spare room, 3rd bedroom, Laundry/utility rm.
Heat/Cost: (2024) F/A Propane Furn. + firepl. \$3460/yr. **Plumbing:** Mixed
H.W.T. Electric/rental **Garage:** Att. 24' x 23' + Det. 24' x 52'
Panel: 200 amp panel **Consumption:** Approx. \$2400.00 – 12 months
Detached Units: Greenhouse
Septic System: 1998 Septic System – gravity system
Water System: Drilled Well – pump, pressure tank, & water softener, replaced in 2025
Rooms **Bedrooms**
Kitchen: 14' x 13' Custom cabinets & built-ins **1:** Primary 16'9 x 15' + walk-in
Dining Room: 9' x 13' with patio door to deck **2:** 16'9 x 12'
Living Room: 26' x 14' **3:** Bdrm. Dn. 17' x 13'
Other: Main Floor Family Rm. 15'6 x 32' **4:** Spare rm. dn. 13' x 14'
Baths: 1 – 4 piece bath **5:** _____
Inclusions: Kitchen built-in's: dishwasher, microwave, wall oven, countertop elements, Fridge. Clothes washer & dryer, central vacuum with attachments.

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

R-1518

2 Lakeview Drive, Dryden

Country living, with impressive improvements, at a great value!!

Come see for yourself!

Less than a 10 minute drive, the home fronts on a low traffic/quiet rural road. Enjoy immediate access to snow machine & nature trails from the property. The Thunder Lake boat launch is just minutes away at Aaron Park.

This property is a generous and fully landscaped 2.5 acres! There's lots of room to run and play, garden, and an abundance of developed parking areas.

The original owners of this home, built in 1998, have enjoyed, kept up and advanced this home over time. With approx. 1940 sq.ft. on the main floor plus a full 1430 sq.ft. basement, space is no concern.

Come inside, from the 24' x 23' attached Garage, into a 7' x 12' Foyer with double closets. Double French doors lead the way into a 15'6 x 32' Family Room! From the durable vinyl plank floor, to the propane fireplace, and six sets of patio doors for access and daylight, this room will be the family favourite!

Wait till you see this Kitchen in person! Custom cabinets include all the latest features and beautiful built-in appliances. The island will be a conversation area, in addition to the Dinette area. There's a garden door to access the sundeck.

Not to be outdone, the Living Room will also host the large family gatherings or quiet family evenings.

The beautiful hardwood floors and solid oak interior doors, are another example of the quality and care that this home presents.

The primary bedroom features a large walk-in closet and the second bedroom fits a queen set comfortably. A four-piece bath services the home.

A four-foot-wide staircase leads the way to the basement. There is carpet and drywall walls in the Recreation Room, a third bedroom and a spare room of equal size. The remaining space allows access to all of the utility equipment, the laundry area, storage and a rough-in for another bathroom.

If it's Garage space and parking you are looking for, look no further! The additional detached Garage is a full 24' x 52', with a concrete floor, insulated and plywood on the interior walls and ceiling. The existing heat source is not certified, but operable, for those who choose to use. Imagine the use and enjoyment that this building will offer the next owner.

The driveway offers heaps of parking, for vehicles and multiple pieces of recreational equipment.

Last but not least, there's a lovely greenhouse to extend the gardening season.

But yet, approx. 1000 sq.ft. of sundeck on the north side of the home. This allows you the choice of shade or sun. Bring out the outdoor furniture! This deck will satisfy as you like to have!

Make your viewing appointment today.

R-1518

2 Lakeview Road, Dryden.

Family Room
with gas fireplace

Double Att. Garage
24' wide x 23' deep

Sundeck

Foyer

cl.

UP

cl.

UP

cl.

Kitchen

DW

STOVE

Grand
Living Room

Sundeck

Dinette

4pc

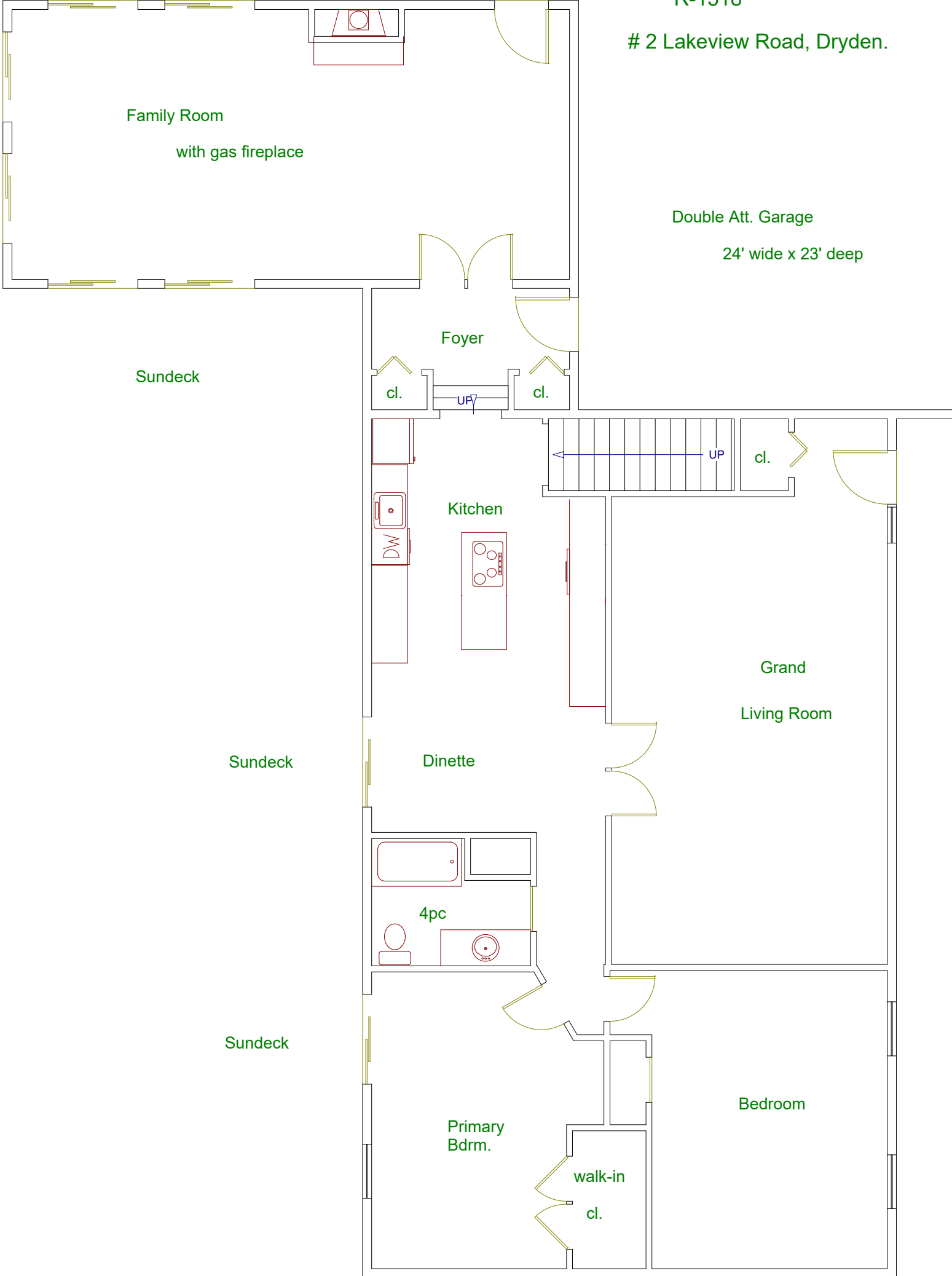
Sundeck

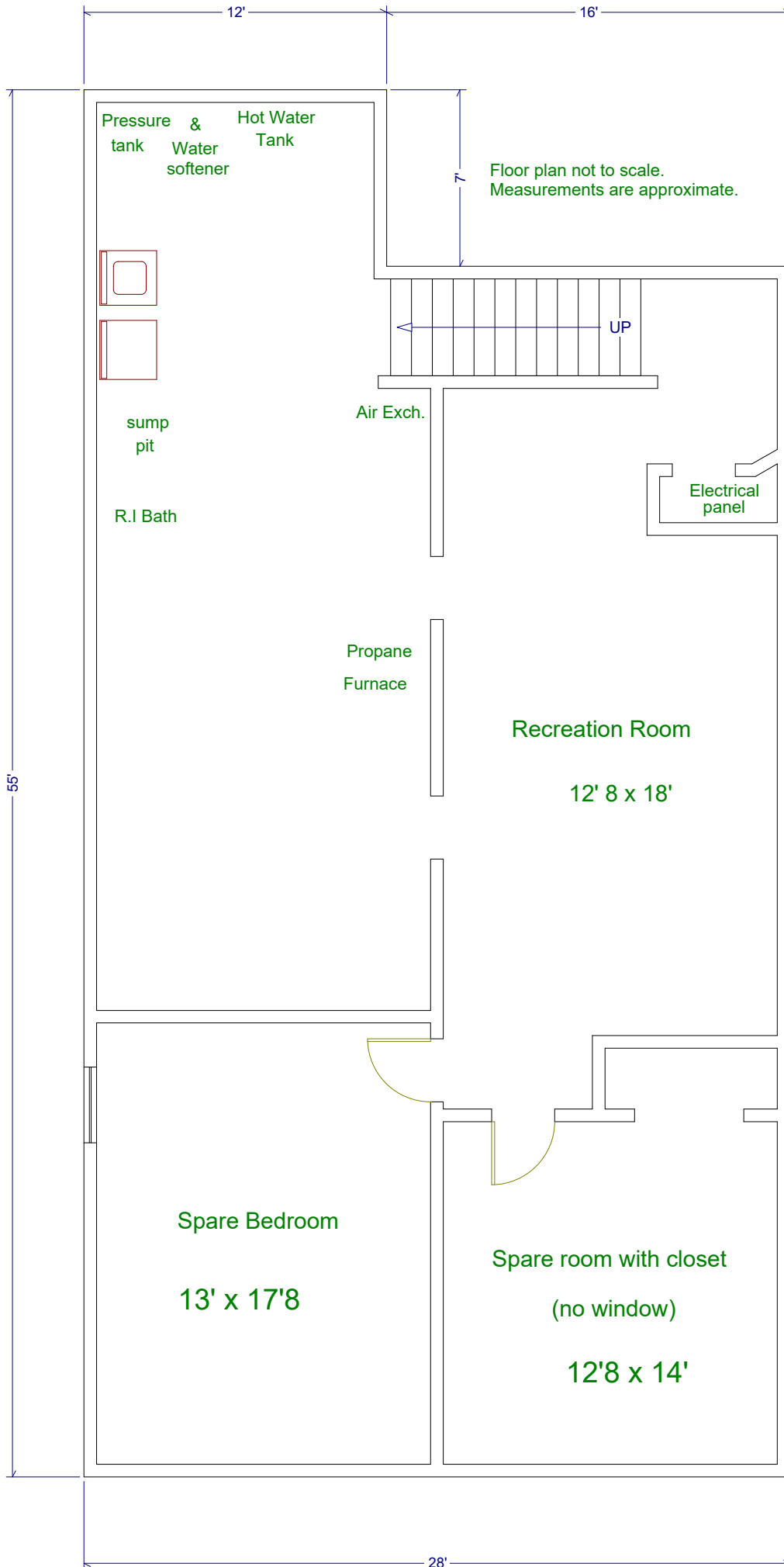
Primary
Bdrm.

Bedroom

walk-in

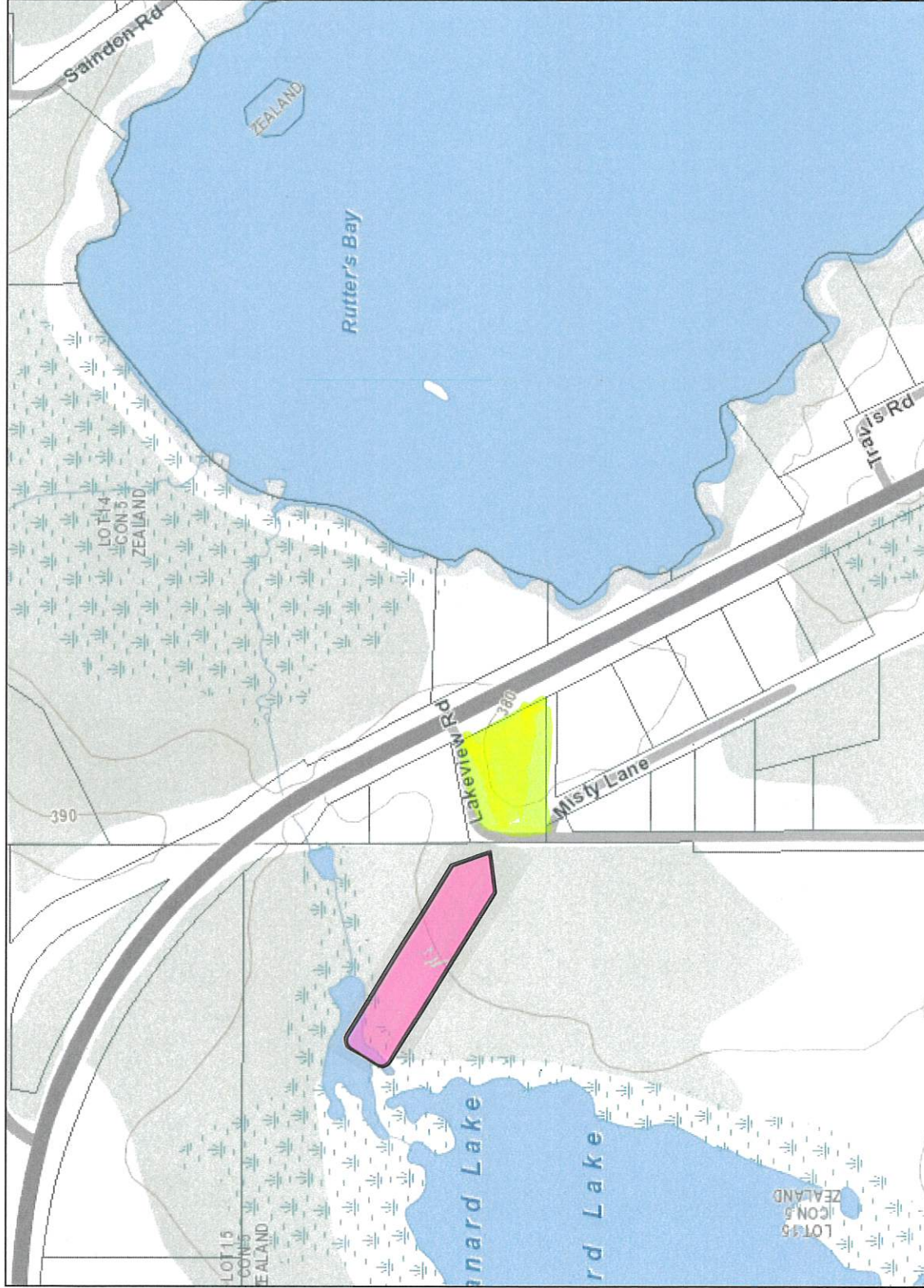
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2 Lakeview Road, Dryden

Notes:
Property Lines may not be exact.



Legend

- Building as Symbol
- Building to Scale
- Airport
- Heliport / Hospital Helipad
- Seaplane Base
- Ferry Route
- Trail
- Brown Trail
- Greenbelt Route
- Redeem Trail
- Trans Canada Trail
- Voyageur Trail
- Waterfront Trail
- Railway / Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major → Minor)
- Water Road
- Road with bridge
- Road with Tunnel
- 400 Series Highway
- Secondary Highway
- Tertiary Highway
- Direct, County, Regional
- Highway
- One Way Road
- Road with Permeable
- Road with Address Changes
- Unimproved Road
- High Voltage Transmission Line
- Low Voltage Transmission Line
- Natural Gas Pipeline, Water Pipeline
- Spot Height
- Index Contour
- Contour
- Wooded Area
- Wetland
- Waterbody
- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids / Falls
- Rocks
- Lock Gate
- Dam / Hydro Wall
- Dam / Hydro Wall
- Provincial / State Boundary
- International Boundary
- Upper Tier / District
- Lower Tier / Single Tier
- Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands



Projection: Web Mercator

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