

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



\$324,900

14 Ingall Drive

50' x 120'

This custom built home sits within a lovely residential location and backs onto an undeveloped green space. Starting with an attached and heated 13' x 31' Garage, the home offers approx. 1900 square feet of living space without a basement! All in, three bedrooms, two bathrooms, Eat-in Kitchen, Living Rm + Family Rm, & m.fl. Laundry. The fenced backyard is filled with gardens and decks! This may be your perfect fit!!

Listing Broker: Patty DeGagne H-1824

Spacious and functional Kitchen.



Spacious Dinette area with natural lighting.



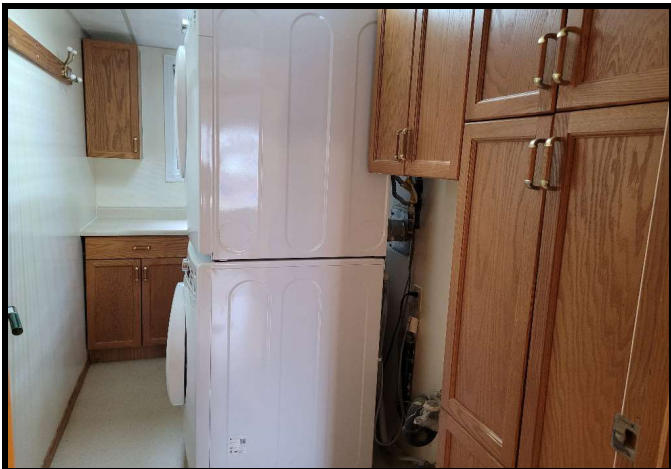
Living Room with Gas Fireplace.



Main Floor Foyer



Stackable Laundry, with natural gas dryer.



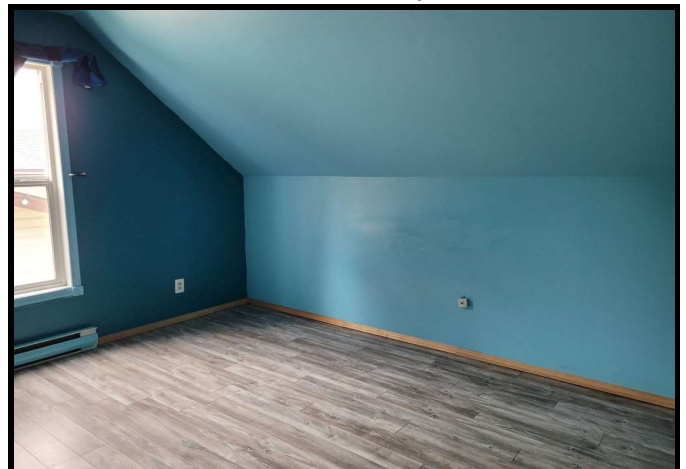
Main floor 3 piece bath



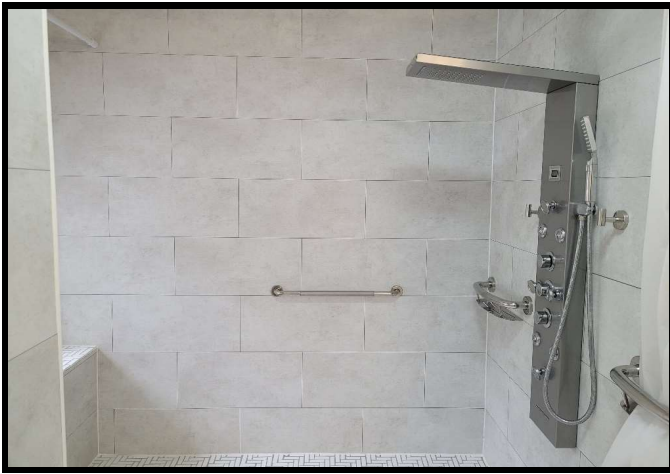
Upstairs Family Room has built in work stations.



second Bedroom upstairs



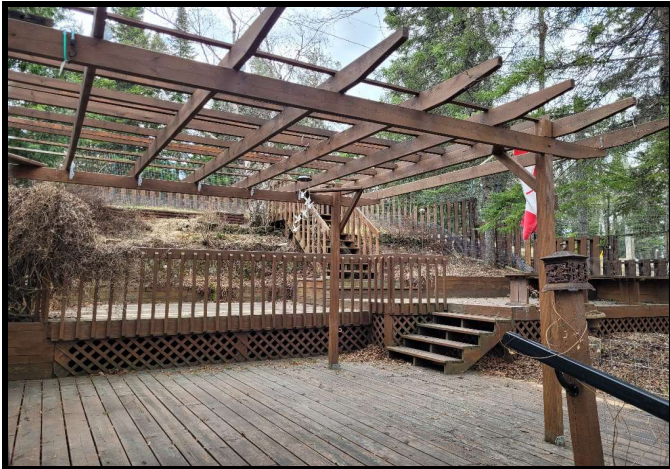
En-suite bath - walk-in shower!!



Primary Bedroom



Decorative trellis provide shade & hanging plants



Ground level patio with access from the LRM.



Recently renovated En-suite bath



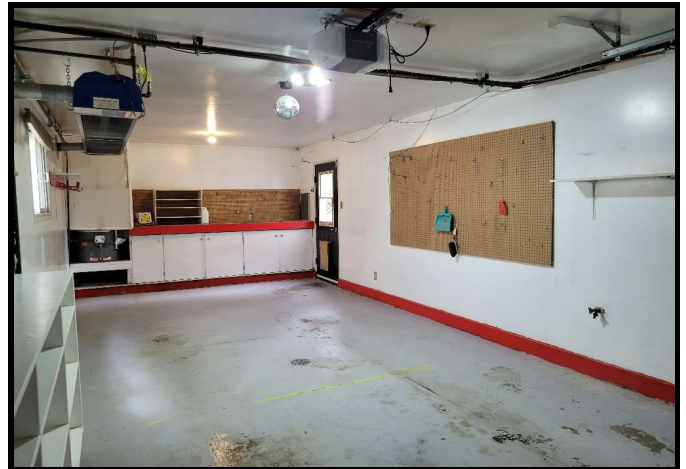
Upstairs Family Room has built in work stations.



Fenced back yard with tiered decks & gardens



Garage interior, heated with natural gas heater



List Price: \$324,900 **Address:** 14 Ingall Drive, Dryden, Ont. P8N 3B7

File Number: H-1824 **Zoning:** Single Family Residential

Legal: Pcl. 31732, SEC DKF; Lot 205, Plan M699, PIN 420870480, Dryden.

Lot Size: 50' x 120' **Taxes:** 2025 year \$3678.00

House Size: 840 + 1030 = 1870 sq.ft. +/- **MPAC Assessment:** \$187,000

Estimated Age: 1985 Built **Style:** Custom 1 ½ storey home

Exterior Finish: stucco **Roof Cover/Age:** Shingles/2016

Driveway: Interlocking brick **Window Style:** Dual pane

Foundation: Poured concrete slab **Basement Size:** n/a

Basement Finish: n/a

Heat/Cost: N/G Firepl. & bsbrd. Electric **Plumbing:** Copper/ABS

H.W.T. Rental/Gas/Reliance **Garage:** Attached 13' x 31', insul with N/G heater

Panel: 200 amp panel **Consumption:** Hydro \$2487 + N/Gas \$1250 Past year

Detached Units: Storage Building and backyard decks

Septic System: Municipal Services – metered system

Water System: Municipal Services – metered system

Rooms

Bedrooms

Kitchen: 9' x 12' **1:** Primary Bdrm. 12' x 13 + ens.

Dining Room: 10' x 12' **2:** 9'5 x 14' upstairs

Living Room: 13' x 20' **3:** 9'5 x 14' upstairs

Other: Family Room upstairs 10' x 20' **4:** Main floor Laundry

Baths: Main floor 3pc. + en-suite 3pc. **5:** _____

Inclusions: Kitchen Fridge & Stove, built-in dishwasher, natural gas clothes dryer,
Clothes washer, all window coverings. Natural Gas heater in the Garage.

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

H-1824

14 Ingall Drive, Dryden

This custom built home, sits within a lovely residential location, and backs onto an undeveloped green space!

Starting with an attached and heated 13' x 31' Garage, the home offers approx. 1900 square feet of living space, without the need for a basement!

Entering from the garage, or the front door, the large foyer allows room for those coming and going. The main floor bath and laundry are adjacent to this entrance.

The Kitchen is nicely equipped, with maple cabinets, a built-in dishwasher, food pantry and matching desk. There's plenty of preparation area with a "pass over" countertop, to the placement of the dining room table.

The South facing Living Room, boasts a gas fireplace, a large picture window and access to the backyard decks and gardens!

The upper level is where you will find the three bedrooms and a family room. The family room would support a fourth bedroom, or guest room, if needed. The master bedroom is privileged with three closets and an en-suite bath with one of the biggest walk-in showers!

The gas fireplace supports the primary heat for the home. Electric baseboards throughout, are an option/alternative for those rooms wanting/needing the extra.

The backyard has been customized for the best use and enjoyment of this gently sloping lot! There's a large storage shed, uni-stone patio, tiered decks, and gardens throughout. Imagine how relaxing and enjoyable a space this is!

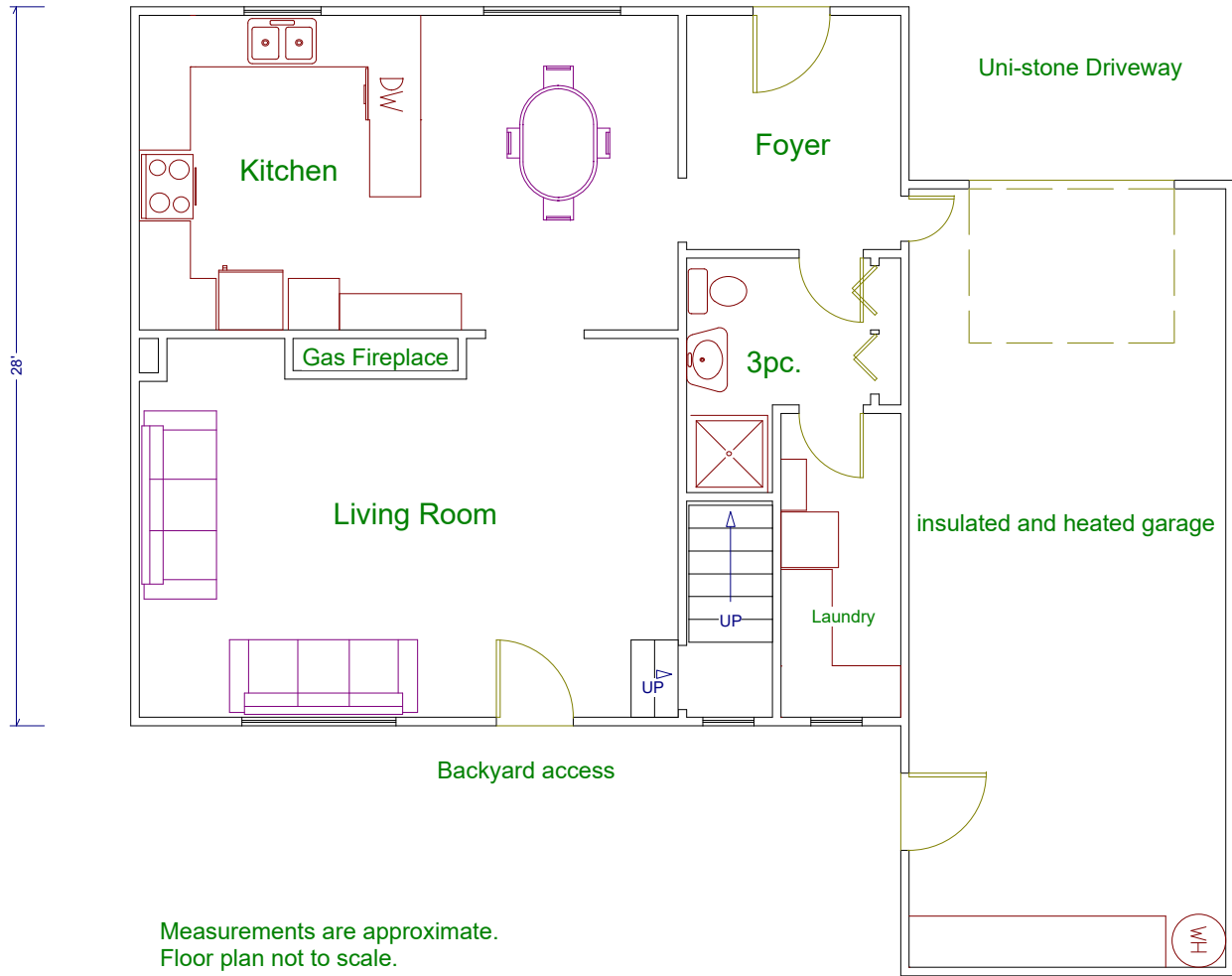
Appliances include, the natural gas heater in the garage, the kitchen fridge & stove, the natural gas clothes dryer, clothes washing machine, built in dishwasher and window coverings.

Thinking of Your budget?? Electric + natural gas + plus property taxes = approximately \$7500.00 for this past year.

Inside or outside, your family and friends will be comfortable!

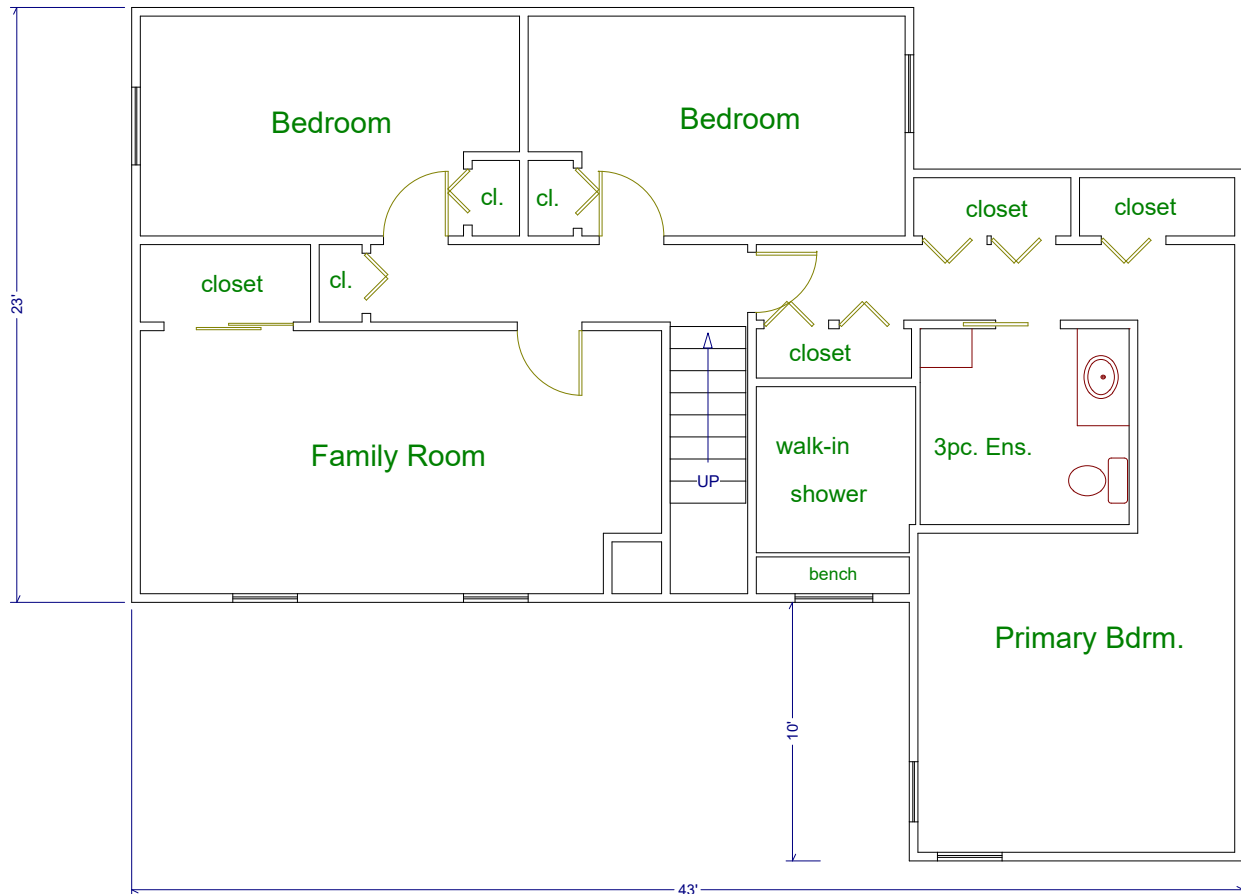
H-1824

14 Ingal Drive



Measurements are approximate.
Floor plan not to scale.

Upstairs Layout:



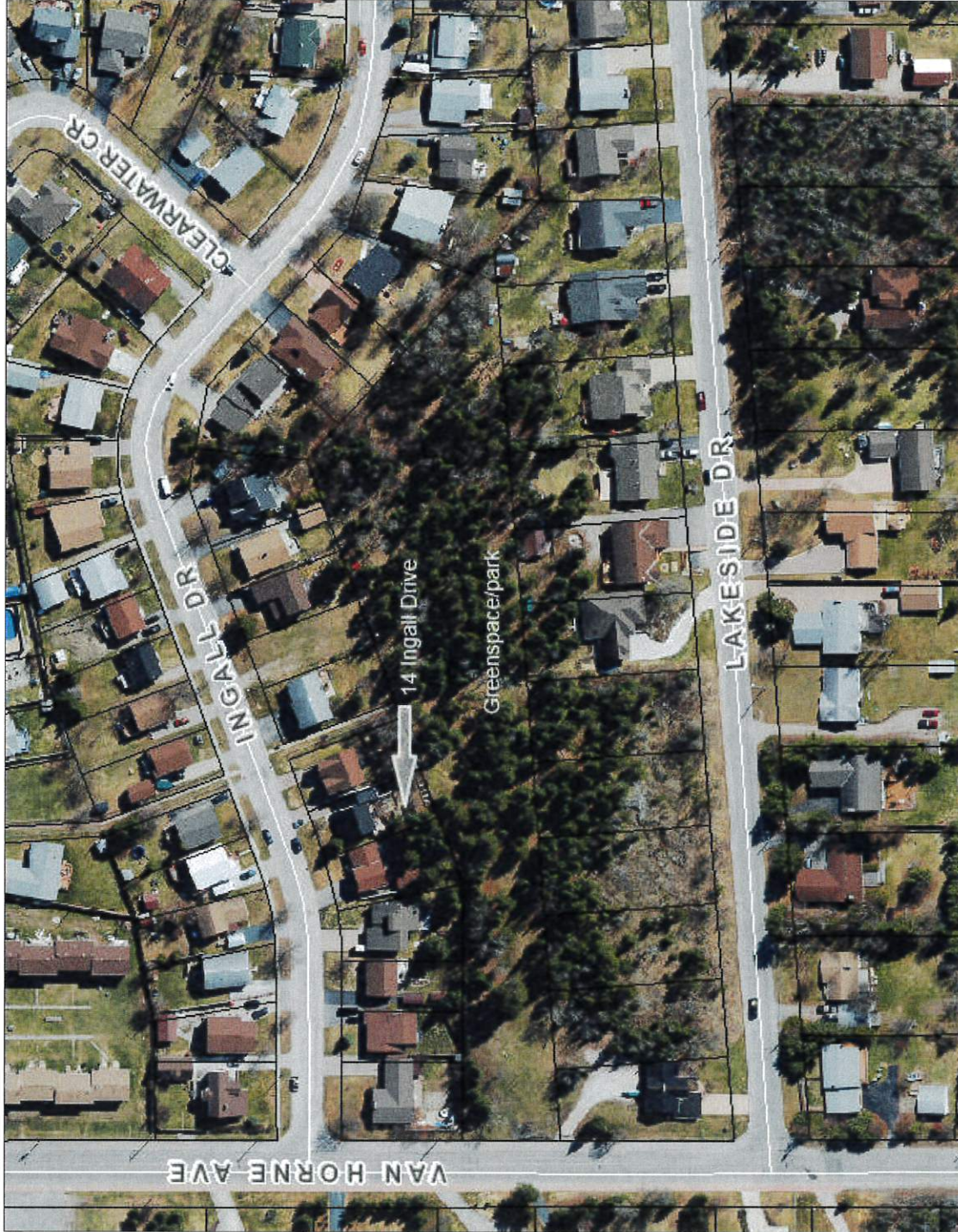


City of Dryden - Realtors



- Legend**
- Rail
 - Streets
 - Properties
 - Lakes and Rivers

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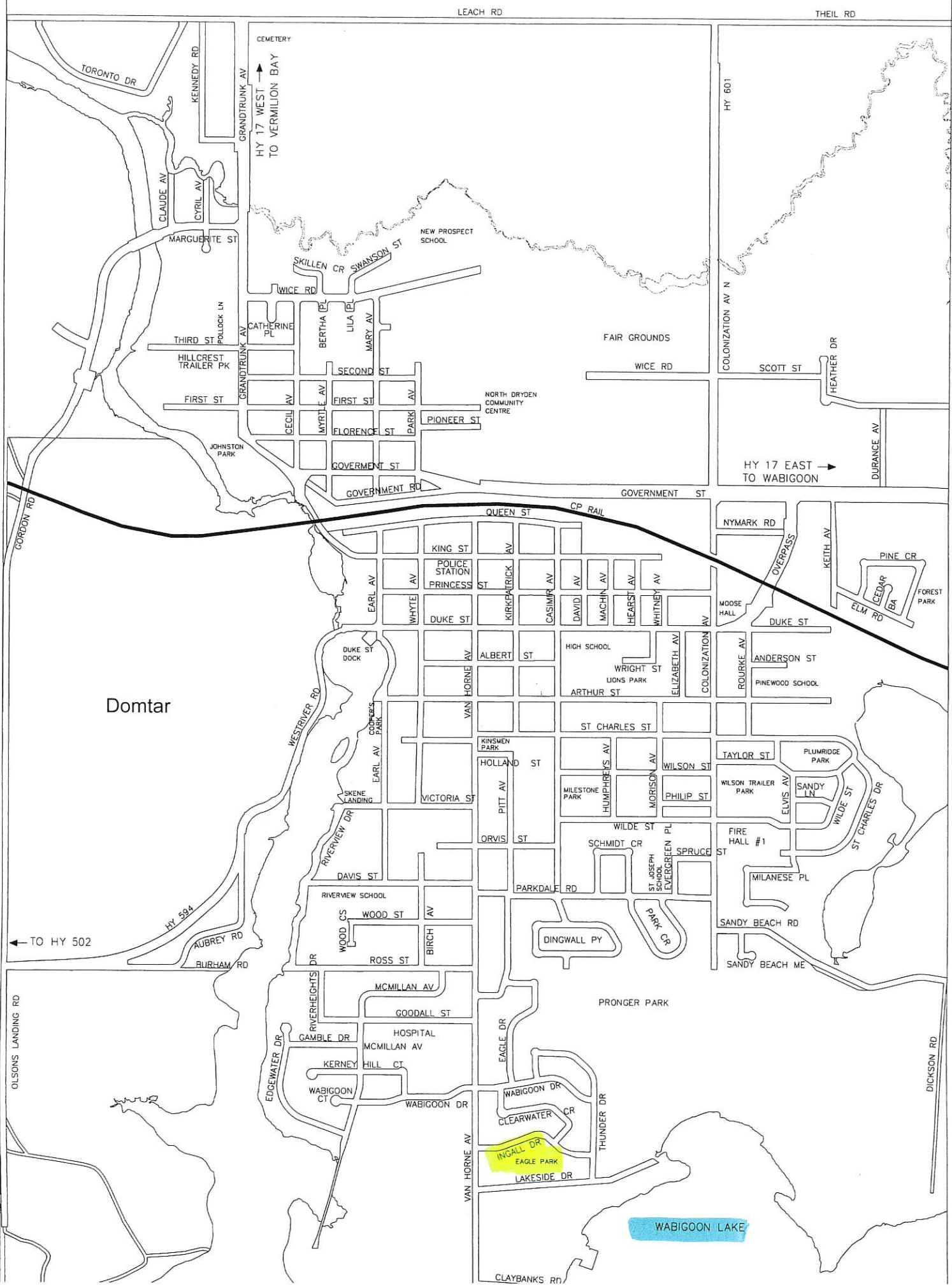
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NAD_1983_UTM_Zone_15N
© City of Dryden

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



LEACH RD

THEIL RD

HY 17 WEST
↑
TO VERMILION BAY

HY 601

HY 17 EAST
→
TO WABIGOON

Domtar

← TO HY 502

HY 594

WABIGOON LAKE

CLAYBANKS RD

DICKSON RD

OLSONS LANDING RD

EDGEWATER DR

RIVERHEIGHTS DR

GAMBLE DR

MCMILLAN AV

GOODALL ST

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CEMETERY

NEW PROSPECT SCHOOL

FAIR GROUNDS

NORTH DRYDEN COMMUNITY CENTRE

NYMARK RD

OVERPASS

KEITH AV

PINE CR

CEEDAR

ELM RD

FOREST PARK

JOHNSTON PARK

HILLCREST TRAILER PK

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