

# 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



**\$529,000**

**26 Bullock Road**

**18.79 Acres**

Private 18 Acres located a short drive from town in the unorganized surrounding area. Pride of Ownership is evident throughout from long time 50+ years current owners. 1,232 sq.ft. Bungalow, 3+2 Bedrooms, 2 Baths, finished basement. 28' x 40' insulated Garage built in 1991 with heated workspace. Includes 7200 watt Generator with meter-mounted transfer switch. Beautiful garden watered by its own dug well. Shingles, Furnace, A/C, water softener, R/O system all updated in the last 10 years.  
Listing Sales Representative: Brenda De Smit R-1519

Privacy and Beautiful Views



Great outdoor entertaining space



Fenced-in Garden awaits you



Septic Field



Backyard Views



Great cabinet and workspace



Built-in appliances



Dining Room with Views



Open Concept Living Room



Access to the Front Deck



Primary Bedroom



Spare Bedroom Main Level



Rec Room with Wood Fireplace



Lower Level Bedroom



Lower Level Bedroom



Laundry & Utility Room



Main Level 4pc Bath



Lower Level 3pc Bath



Panel, HWT, water softener



View from the Garage



Back of Home, AC, drilled & dug well

Pretty Views



Views from back of the Garage



28' x 40' Insulated Garage built in 1991



Fully Finished



Heated workspace

Garden Shed/Woodshed



**List Price:** \$529,000      **Address:** 26 Bullock Road  
**File Number:** R-1519      **Zoning:** Unorganized  
**Legal:** Pcl 25906 SEC DKF; Pt N1/2 of W1/2 Lt 12, Con 2 Wainwright Pin# 420690476  
**Lot Size:** 18.79 Acres +/-      **Taxes:** \$1,022 (2025)  
**House Size:** 1,232 sq.ft. +/-      **MPAC Assessment:** \$190,000  
**Estimated Age:** 1965      **Style:** Bungalow  
**Exterior Finish:** Cedar Siding      **Roof Cover/Age:** Shingles 2018  
**Driveway:** Gravel, wraparound      **Window Style:** Triple Pane  
**Foundation:** Cement Block      **Basement Size:** 1176 sq.ft. +/-  
**Basement Finish:** Rec Room, 2 Bedrooms, 3pc Bath, Laundry, Utility & Storage  
**Heat/Cost:** F/A Propane (2017) \$2,937/yr      **Plumbing:** Copper/ABS  
**H.W.T.** Owned (2017)      **Garage:** 28'x40' Insulated, 9' ceilings built in '91  
**Panel:** 200 amp panel      **Consumption:** Main panel in garage \$1,268/yr  
**Detached Units:** Garden/Storage Shed  
**Septic System:** Tank & Field – original  
**Water System:** Drilled Well-272' deep drilled in 1989 & Dug Well for Garden  

<b>Rooms</b>	<b>Bedrooms</b>
<b>Kitchen:</b> <u>13'3 x 8'8</u>	<b>1:</b> <u>10'10 x 13'5 Primary</u>
<b>Dining Room:</b> <u>13'3 x 10'3</u>	<b>2:</b> <u>9'4 x 9'3</u>
<b>Living Room:</b> <u>21'2 x 13'4</u>	<b>3:</b> <u>11' x 8'6</u>
<b>Other:</b> <u>Rec Room 12'7 x 23'9</u>	<b>4:</b> <u>12'7 x 8'6 lower level</u>
<b>Baths:</b> <u>Main 4pc, Lower Level 3pc</u>	<b>5:</b> <u>9'6 x 11'7 lower level</u>

**Inclusions:** Fridge, built-in oven, cooktop, dishwasher, washer & dryer  
7200 watt Generator with meter-mounted transfer switch installed

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

## 26 Bullock Road

R-1519

This property will tick off a lot of boxes for many buyers. 18 acres situated a short drive from town in the unorganized area on a very private level lot. Pride of ownership is evident throughout the entire property from its longtime current owners of 50+ years...

but time for its next family to enjoy.

1,232 sq.ft., 3+2 bedroom Bungalow, 2 bath with a fully finished basement. 28' x 40' fully insulated shop, beautiful fenced-in garden with water supply from its own separate dug well.

Also included is a 7200 watt generator with meter-mounted transfer switch so you are ready for any power outage that will keep your entire home running smoothly.

This well cared for Bungalow has seen many updates over the years and it is move-in ready. The main floor features an open concept living room, dining and kitchen. A cozy fireplace and many triple pane windows throughout to let in all the natural light and also provide you with views of your beautiful yard and front deck.

3 generous sized bedrooms, a 4pc bath and plenty of storage finish off the main floor.

The lower level of the home is completely finished. Large Rec Room with wood fireplace, 2 additional bedrooms, a 3pc bath and additional storage throughout.

Built in 1991 the garage is 28' x 40', fully finished and insulated with 9' ceilings and both auto opening doors. A trench drain runs down the middle of the floor and any run off will drain outside, keeping your floor dry and in great shape for years to come. A separate area in the back makes for a perfect workspace, heated by an electric heater and lots of natural light.

Immaculate outdoor space that features a fenced-in garden, garden shed, storage space and front deck to enjoy finished off by some country style fencing to add that charm to your rural property.

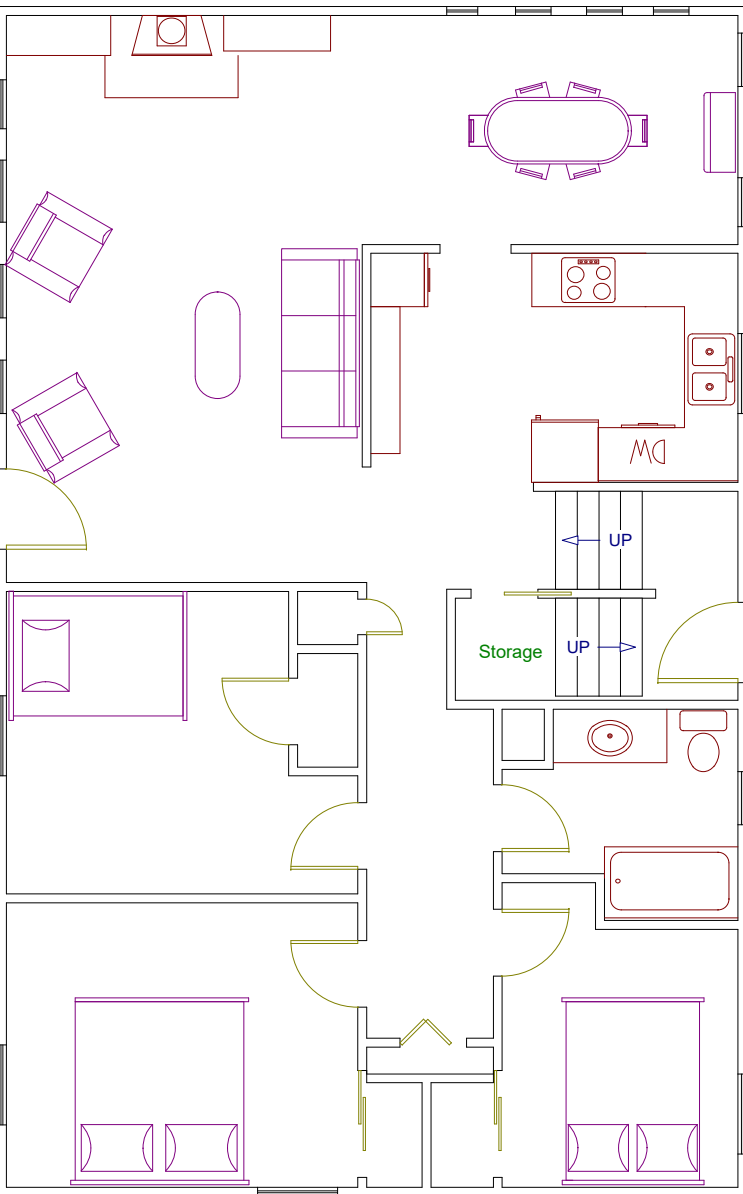
Plenty of room for those wanting to have chickens or horses, lots of space to add a barn or additional storage buildings.

All the things to know about this property

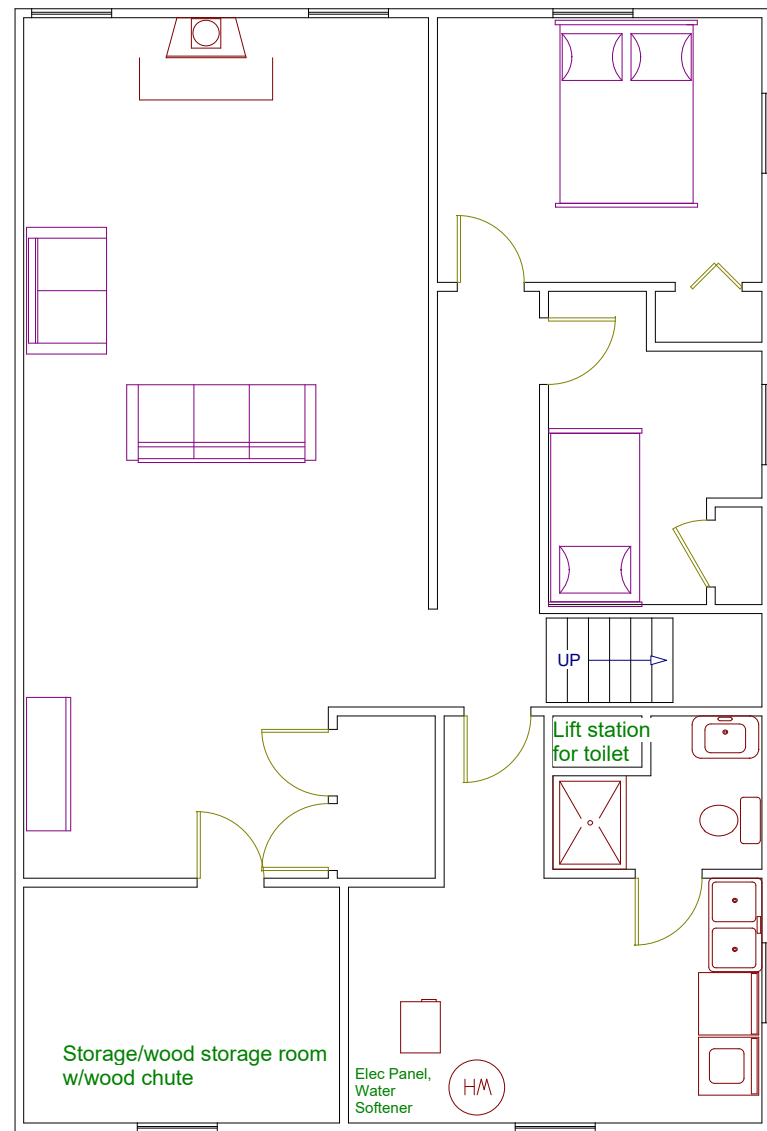
- drilled 272' well back of the home, pressure tank new in 2023
- dug well back of home that supplies water to the hose at the back of the house,  
great for your garden
- both wells have pitless connectors
- shingles on home and garage replaced in 2018 by Remer Roofing, warranty to transfer to new  
owner
- Reverse Osmosis installed in 2022, water softener installed in 2021
- propane furnace, central air & hot water tank all installed in 2017
- Hydro all underground, main 200 amp panel in garage, 125 amp feed to the home  
(house panel updated 10 years ago +/-)
- 10" blown-in insulation added to attic in 1992
- basement lift station pump replaced in Oct 2025
- under deck propane line has a "T" for future install of a propane fireplace insert
- 15 years ago +/-, new blue skin and weeping tile done around back side of home tied into a  
drain that runs across the front lawn to the road (from left side of back door, around the back of  
the home, and the SW corner to approx. where the propane goes into the home was  
completed)

As you tour the property and home you will see all the love and care this home  
has seen, attention to detail is noticeable throughout.

# 26 Bullock Road R-1519



Main Level



Lower Level

PLAN OF SURVEY OF PART OF  
 LOT 12, CONCESSION 2  
 TOWNSHIP OF WAINWRIGHT  
 DISTRICT OF KENORA  
 DESIGNATED AS  
 PART 2, PLAN KR-1202

B.J. BELL O.L.S.  
 1966

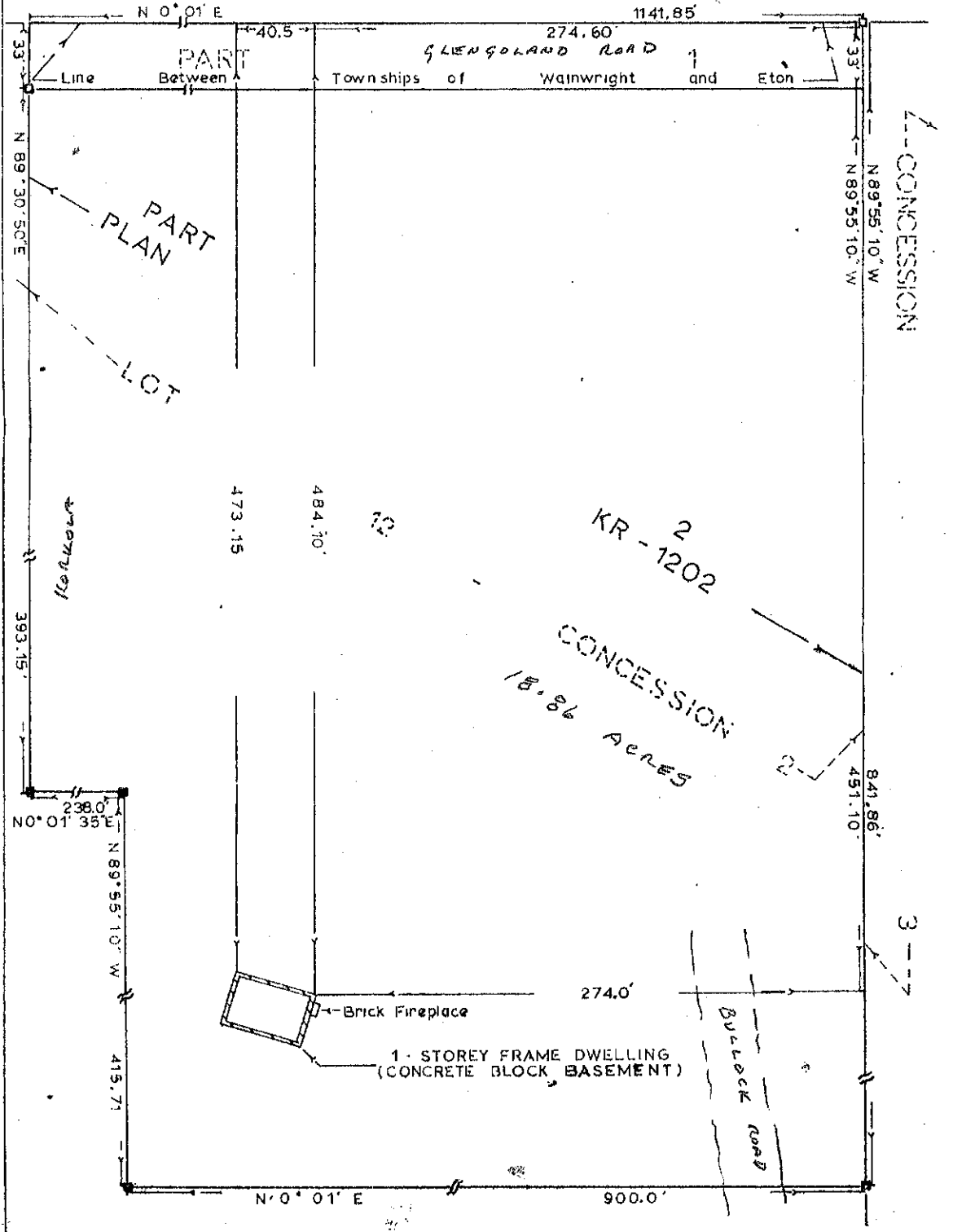
SCALE: INCH = 60 FEET

I HEREBY CERTIFY THAT THIS PLAN IS CORRECT AND REPRESENTS A TRUE COPY  
 OF THE FIELD NOTES OF SURVEY PERFORMED UNDER MY PERSONAL SUPERVISION.

THERE ARE NO ENCROACHMENTS AS OF THIS DATE  
 DATED AT DRYDEN, THIS 5th DAY OF OCTOBER, 1966.

*B.J. Bell*

B. J. BELL  
 ONTARIO LAND SURVEYOR



SMITH & BELL  
 ONTARIO LAND SURVEYORS

