

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



\$249,000

103 St. Charles Street

66' x 165'

A Great location! Enjoy the convenience of main floor living in this 3 bedroom, 1178 sq.ft. bungalow. Spacious kitchen, separate dining area, south facing living room, laundry/utility. All with no stairs. 66' x 165' lot with backlane access. Older single car garage.

**Appliances will remain. Close to all amenities.
Listing Sales Representative: Judy Grant H-1826**

"Proudly Serving Dryden & Area Since 1947"

Kitchen



Dining



Living Room



Master Bedroom



Bedroom



4pc Bath



Laundry/Utility



Utility Room



Back of home



Backyard with back lane access



Front of home



Single Car Garage



List Price: \$249,000 **Address:** 103 St. Charles Street

File Number: H-1826 **Zoning:** Residential

Legal: Plan M 109, Lot 22, PCL 17973, Dryden

Lot Size: 66' x 165' **Taxes:** \$2360.22 (2025)

House Size: 1178 sq.ft. **MPAC Assessment:** \$120,000

Estimated Age: 1950's **Style:** Bungalow

Exterior Finish: Wood siding/Brick veneer **Roof Cover/Age:** Shingles (2024)

Driveway: natural **Window Style:** Mixed older

Foundation: Concrete pad **Basement Size:** none

Basement Finish: n/a

Heat/Cost: F/A Gas **Plumbing:** mixed

H.W.T. Gas Rental **Garage:** Older single

Panel: 100 amp panel **Consumption:** _____

Detached Units: _____

Septic System: City Services

Water System: City Services

Rooms

Bedrooms

Kitchen: 8'9" x 11'4" **1:** 11'4" x 10'

Dining Room: 8'5" x 11'3" **2:** 10' x 10'

Living Room: 13'5" x 21'9" **3:** 10' x 9'

Other: Utility Room 11'4" x 5'3' x irr **4:** _____

Baths: 1-4pc **5:** _____

Inclusions: Fridge, stove, washer, dryer, window coverings. Gas lawn mower.

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

H-1826

103 St. Charles Street

A great location, enjoy the convenience of main floor living in this 1178 square foot bungalow, awaiting a new owner.

A spacious kitchen with an abundance of cabinets and counterspace. Separate dining area with corner windows. South facing living room with laminate flooring.

Three bedroom, four piece bath and back entry complete with laundry/utility room. All this with no stairs.

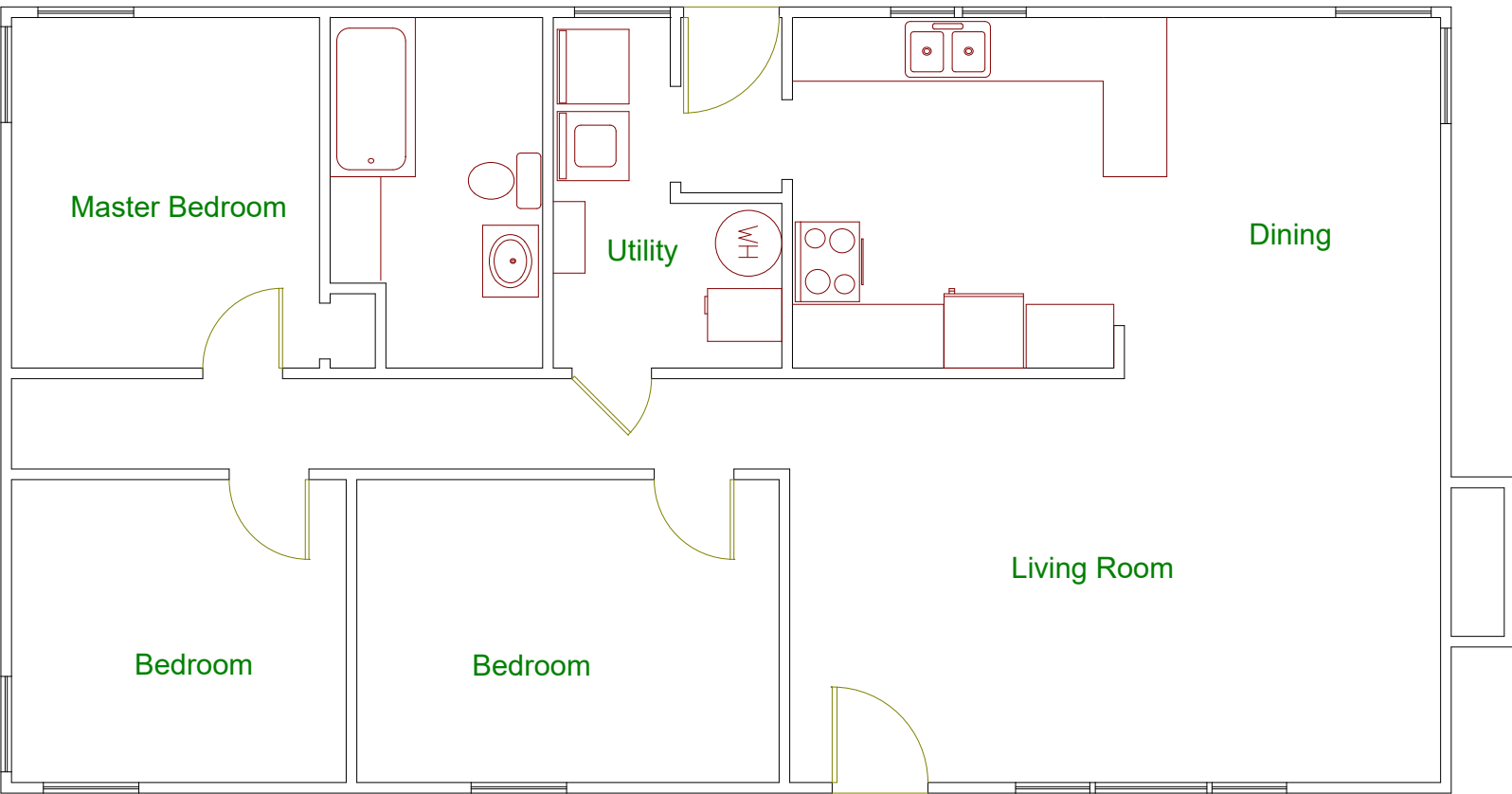
Generous 66' x 165' lot, with a nice backyard, patio area, older single car garage and back lane access. Close to all amenities, the Go-Getters Senior Centre, park and downtown.

Asphalt shingles 2024.

Appliances include the fridge & stove, washer & dryer. All window coverings. Gas lawn mower.

Offering Quick Possession!

H-1826
103 St. Charles Street



Measurements are approximate
Not to scale