

Austin & Austin

Realty

Brokerage

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\$189,900

**30 Bay Street,
Vermilion Bay**

132' x 130'

If you are looking for a starter home or a place to downsize then look no further. One floor living, 2 bedroom, 1 bath w/walk-in shower, 728 sq.ft. Bungalow. Private well treed, fenced-in lot, heated garage, 3 season room off the back. Vermilion Bay has lots to offer. Minutes away from launching your boat on Eagle Lake, grocery & hardware store, doctor's office, post office and much more.

Listing Sales Representative: Brenda De Smit R-1522

Spacious One Floor Living



Great space for all your treasures



Bright & Functional Kitchen



Eat-in Nook



Large Primary Bedroom



Spare Bedroom



Spacious Laundry Room



Spacious Entrance



Screened-in Room, Private off the back



Large Backyard and very private



Heated Garage



3pc Bath with walk-in shower



100 amp panel



List Price: \$189,900 **Address:** 30 Bay Street, Vermilion Bay

File Number: R-1522 **Zoning:** Residential R1

Legal: PCL 18362 SEC DKF; PT LT 3 BLK 3 PL M238 AT VERMILION BAY Pin# 420730256

Lot Size: 132' x 130' **Taxes:** \$850

House Size: 728 sq.ft. +/- **MPAC Assessment:** \$61,000

Estimated Age: 1956 **Style:** Bungalow

Exterior Finish: Wood Siding **Roof Cover/Age:** Shingles 2016

Driveway: Natural **Window Style:** Vinyl

Foundation: Block **Basement Size:** Crawl

Basement Finish: n/a

Heat/Cost: Gas Wall Heater, new 2025 \$1,068/year **Plumbing:** Mixed

H.W.T. Rental **Garage:** 24'x24' Garage – Heated (furnace 2020)

Panel: 100 amp panel **Consumption:** \$1,620/year

Detached Units:

Septic System: Tank and field (field 2003 notes from previous file)

Water System: Municipal Water \$1,507/yr

Rooms **Bedrooms**

Kitchen: 8' x 15' **1:** 11'5 x 12'

Dining Room: Eat-in **2:** 8'x 15'

Living Room: 11'x 15' **3:**

Other: Laundry 8'x 11' **4:**

Baths: 3pc with walk-in shower **5:**

Inclusions: Washer & dryer, window coverings

**Rentals include: Furnace \$88.99/mo., HWT \$21/mo., RO system \$39.98/mo.

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

30 Bay Street, Vermilion Bay

R-1522

Welcome to the Village of Vermilion Bay.

If you are looking for a starter home or place to downsize then look no further, this one floor living, 2 Bedroom, 1 Bath 728 sq.ft. Bungalow will tick off many boxes. Very private well treed level lot is sure to please, space to garden, fenced-in and the 3 season screened-in porch off the back will give you extra living space for most of the year. The space is very private and you will feel like you're living in the country. Off the screen porch is a separate fenced-in area for your puppy to roam. The front entrance porch also gives you some extra space and lots of room to take off your shoes.

Vermilion Bay and this location have a lot to offer. Steps away from the grocery, hardware store, doctor's office and the post office.

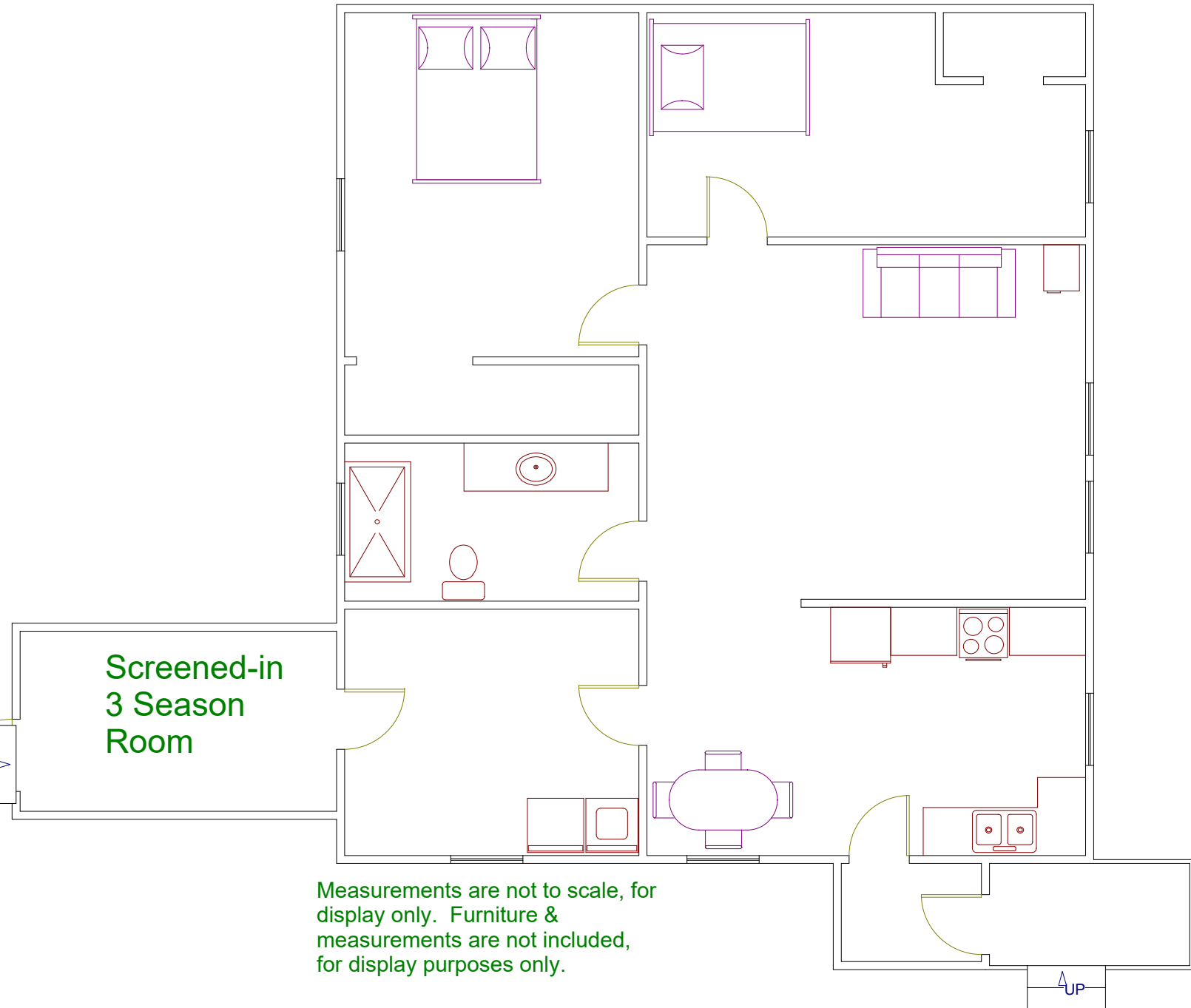
Right down the street is the municipal boat launch, you will be fishing on Eagle Lake in a matter of minutes. Grab your bait and gas right around the corner and you will be fishing shortly after you get home from work.

The large lot allows access for extra storage but there is plenty of room to park your vehicles beside the garage. The garage is 24' x 24' and has natural gas overhead heat which was installed in 2020.

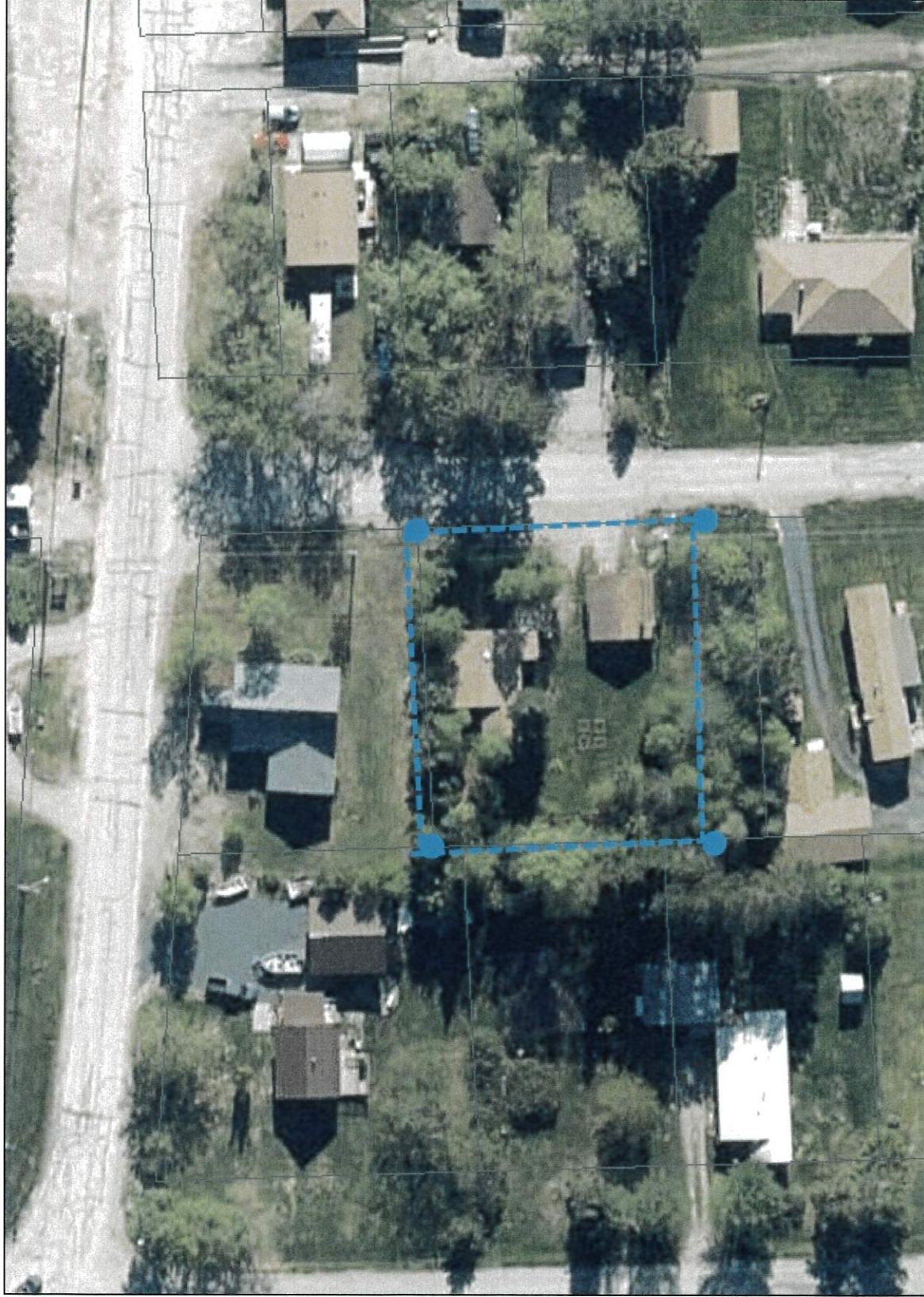
Enjoy a quieter pace out in Vermilion Bay, the drive from Dryden is worth it!!

R-1522

30 Bay Street, Vermilion Bay



Measurements are not to scale, for display only. Furniture & measurements are not included, for display purposes only.



Projection: Web Mercator



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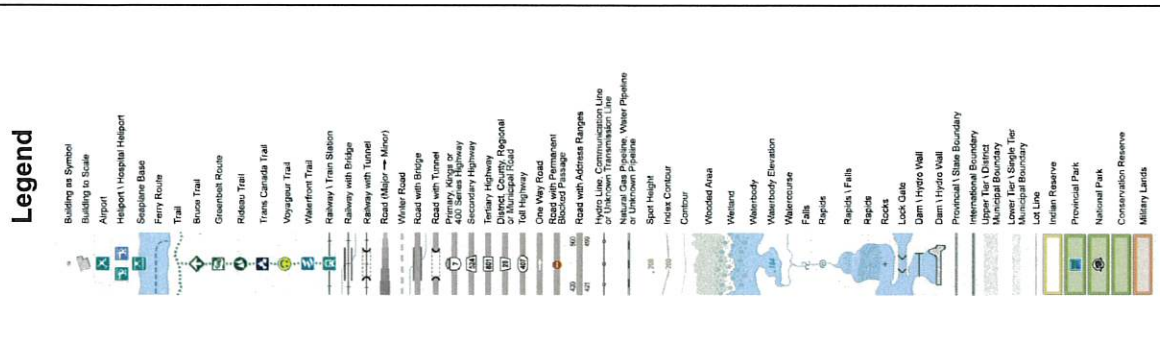




Eagle Lake - Municipal Boat Launch



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