

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



\$895,000

**301 Sandy Beach
Road**

39.035 acres

A hidden Gem, this unique property is truly one of a kind. Secluded 39.035 acres in the City. Original owner custom built 2+ 2 bedroom, 3 bath Bi-Level. Open concept Living Room/Dining. In floor heating on the main floor as well as the lower level. Attached garage, 24' x 32' detached plus a 20'5" x 36' Metal Storage/Shop with 10' ceiling and 18' doors. Beautiful hiking trails carved throughout the property.

Listing Sales Representative: Judy Grant H-1827

Front Foyer



Living Room



Dining with Garden doors to deck



Kitchen



Master Bedroom



En-suite



Bedroom



2pc Bath main



Bedroom down



4pc Bath down



Back Entry



Bedroom/Den Down



Family Room Down



Serving Area down



24' x 32' Detached Garage



20'5" x 36' Metal Storage/Shop



Garden



Firepit and wood storage



Lush side yard



Beautiful nature



Abundance of hiking trails



Trail to Milanese Pond



List Price: \$895,000 **Address:** 301 Sandy Beach Road

File Number: H-1827 **Zoning:** Residential

Legal: PCL 9764, SEC DKF; PT LT2, CON 5, Van Horne as in LT21787 except MRO

Lot Size: 39.035 acres **Taxes:** \$5703.84 (2025)

House Size: 1330 sq.ft. **MPAC Assessment:** \$290,000

Estimated Age: 1996 **Style:** Bi-Level

Exterior Finish: Tyndall Stone/Stucco **Roof Cover/Age:** Shingles 2020 +/-

Driveway: Interlocking Brick in front **Window Style:** Triple Pane

Foundation: PTW **Basement Size:** Full

Basement Finish: Family Room, two bedrooms, 4pc Bath, Utility Room

Heat/Cost: Tankless Propane Boiler to be installed for hot water and in floor
radiant heating (oil to be removed) **Plumbing:** ABS/Copper

H.W.T. On demand Hot Water (see above) **Garage:** 24' x 24' Attached, 24' x 32' Detached

Panel: 200 amp panel **Consumption:** _____

Detached Units: Metal Storage Building 20'5" x 36' with 18' doors. Wood storage.

Septic System: Tank & field (1995) certificate on file

Water System: Drilled well

Rooms

Bedrooms

Kitchen: 14' x 14' **1:** 14' x 13'4"

Dining Room: 16' x 9' **2:** 11'8" X 10'

Living Room: 12' x 15'8" **3:** 13' x 13' down

Other: Utility Room 20'8" x 13' **4:** 11'8" x 10'

Baths: 2pc main, 3pc en-suite, 4pc down **5:** Family Room 12' x 25'8"

Inclusions: Fridge, stove, Blt-In dishwasher, upright freezer in back entry, washer & dryer.

Window blinds. Pool Table & accessories

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

H-1827

301 SANDY BEACH ROAD

A hidden Gem, this unique property is truly one of a kind. Privacy extraordinaire 39.035 acres in the City, a secluded setting, a private drive located off Sandy Beach Road.

This property includes part of Milanese Pond, beautiful hiking trails, perennial flower beds. The east boundary of the property spans to opposite Dickson Road.

Original owner custom built Bi-Level, from the front door you are greeted with warmth, a spacious entrance this home is most inviting and welcoming. Enjoy the luxury of In-Flooring heating on the main level as well as the lower level.

The open concept Living Room/Dining enjoy south facing exposure with garden doors to access the wrap-around sundeck. Three front living room windows were replaced in 2020 installed by The Window & Door Store.

The kitchen offers a second eating area with a view of the two-tiered deck and beauty of nature. Featuring an Island, pantry, appliance garage, an abundance of cabinets and counter space as well as the convenience of a Blt-in desk. Built-in dishwasher, refrigerator and stove will remain.

The Primary Bedroom has a walk-in closet and three piece en-suite bath, with lovely ceramic floor. There is one additional bedroom on the main floor, with a two piece bath located just down the hall. A large closet in the hallway allows an abundance of main floor storage as well.

The lower level, the Family room is very spacious with large windows to provide an abundance of sunlight. Pool table and accessories will remain.

There are two bedrooms, with spacious closets, as well as a four piece bath.

A generous sized Utility/Laundry Room, providing storage as well as Water softener system etc.

The exterior of the home Tyndall Stone/Stucco, aluminum soffit and fascia.

Attached garage with auto door openers, 24' x 32' Detached plus a 20'5" x36' Metal Storage/Shop with 10' ceiling and 18' doors.

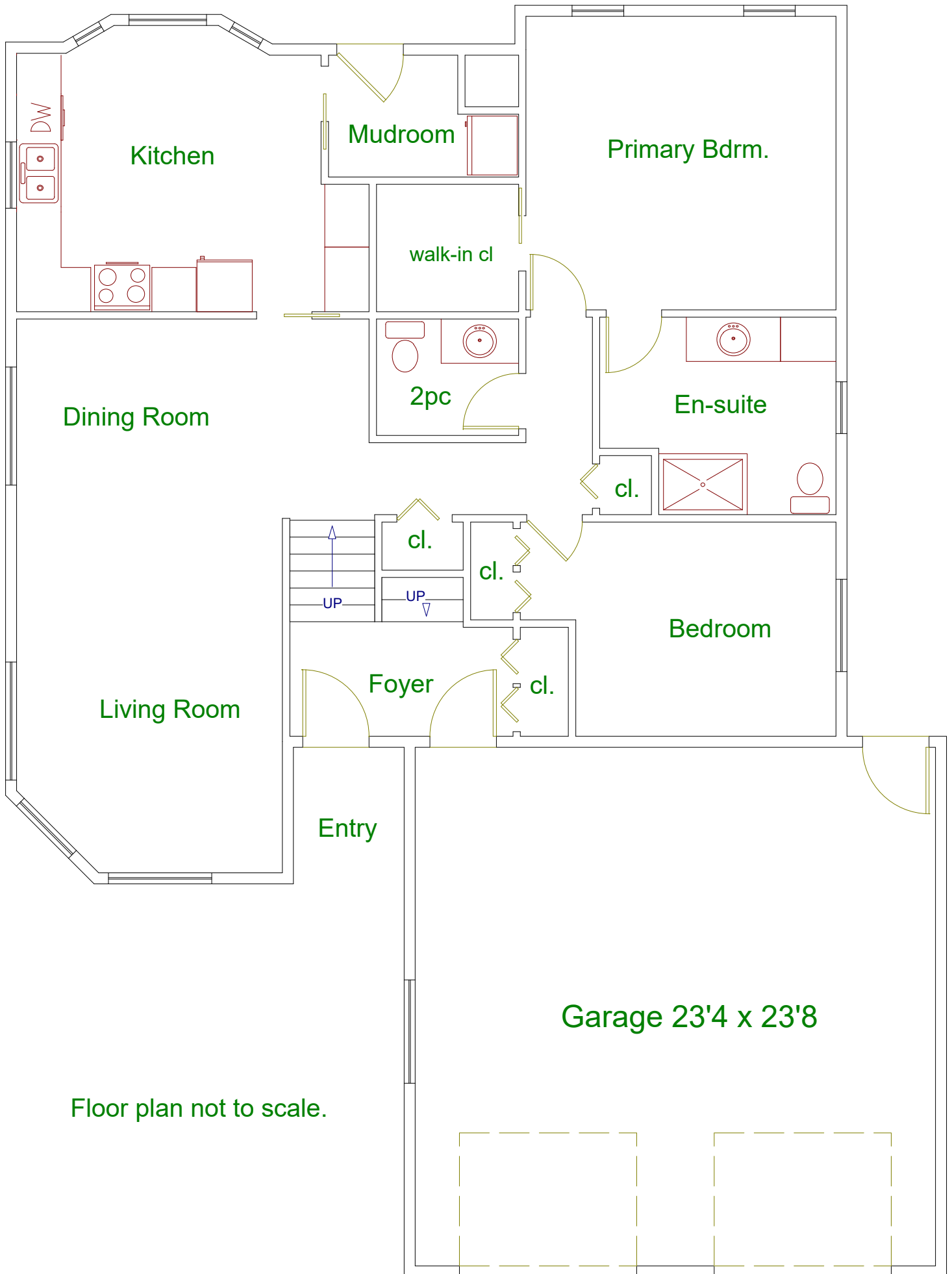
Interlocking Brick in the driveway in front of the garages and home.

The windows are Triple pane.

The shingles were replaced in 2020.

The forced air Oil furnace, & oil tank, as well as the hot water tank presently in the home will be removed. A new Tankless Propane Boiler on demand system will be installed to provide the hot water and in floor radiant heating prior to closing.

Located steps away from Dryden Golf Course, Wabigoon Lake, Recreation Areas.

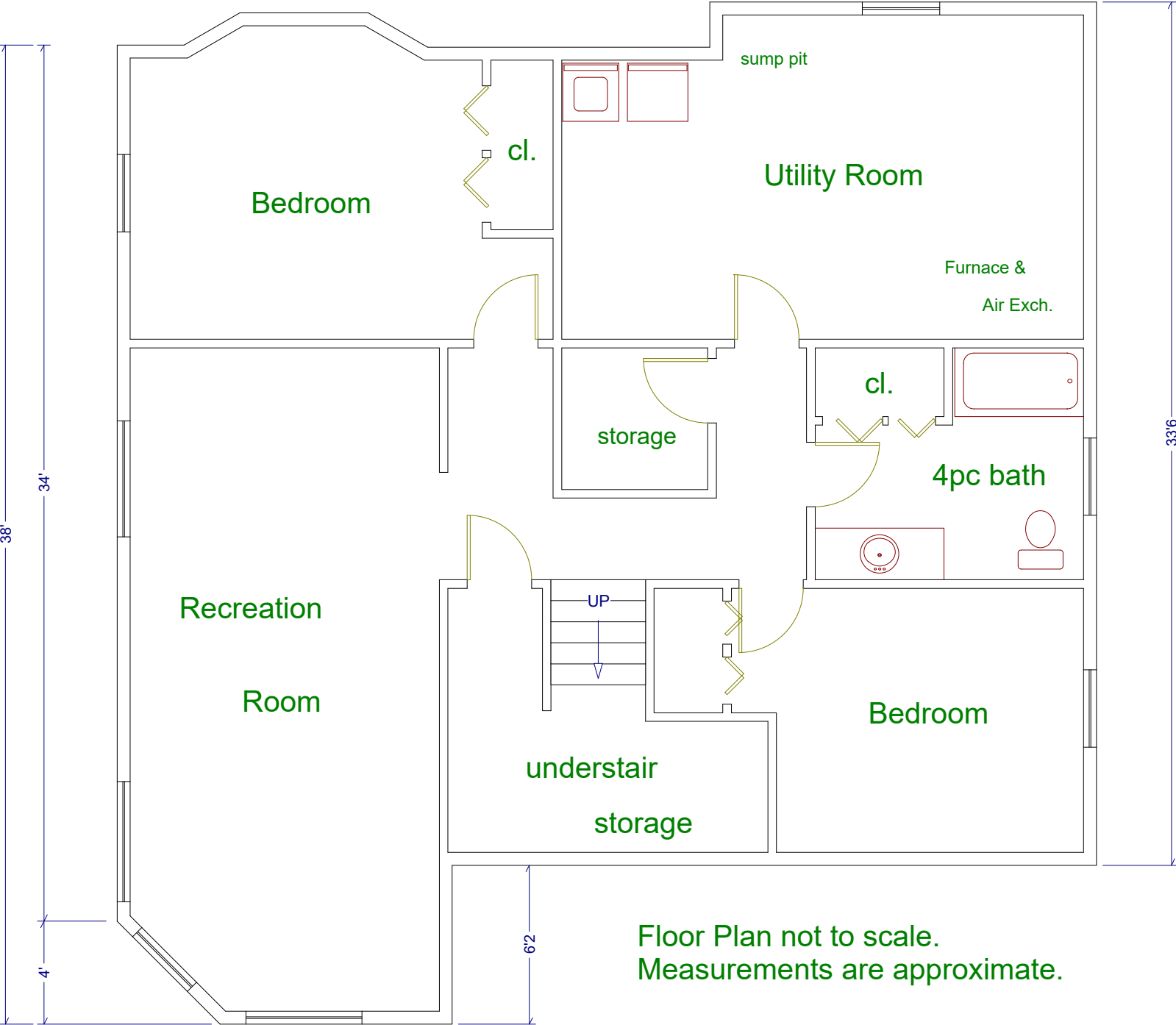


Floor plan not to scale.

301 Sandy Beach Road, Dryden

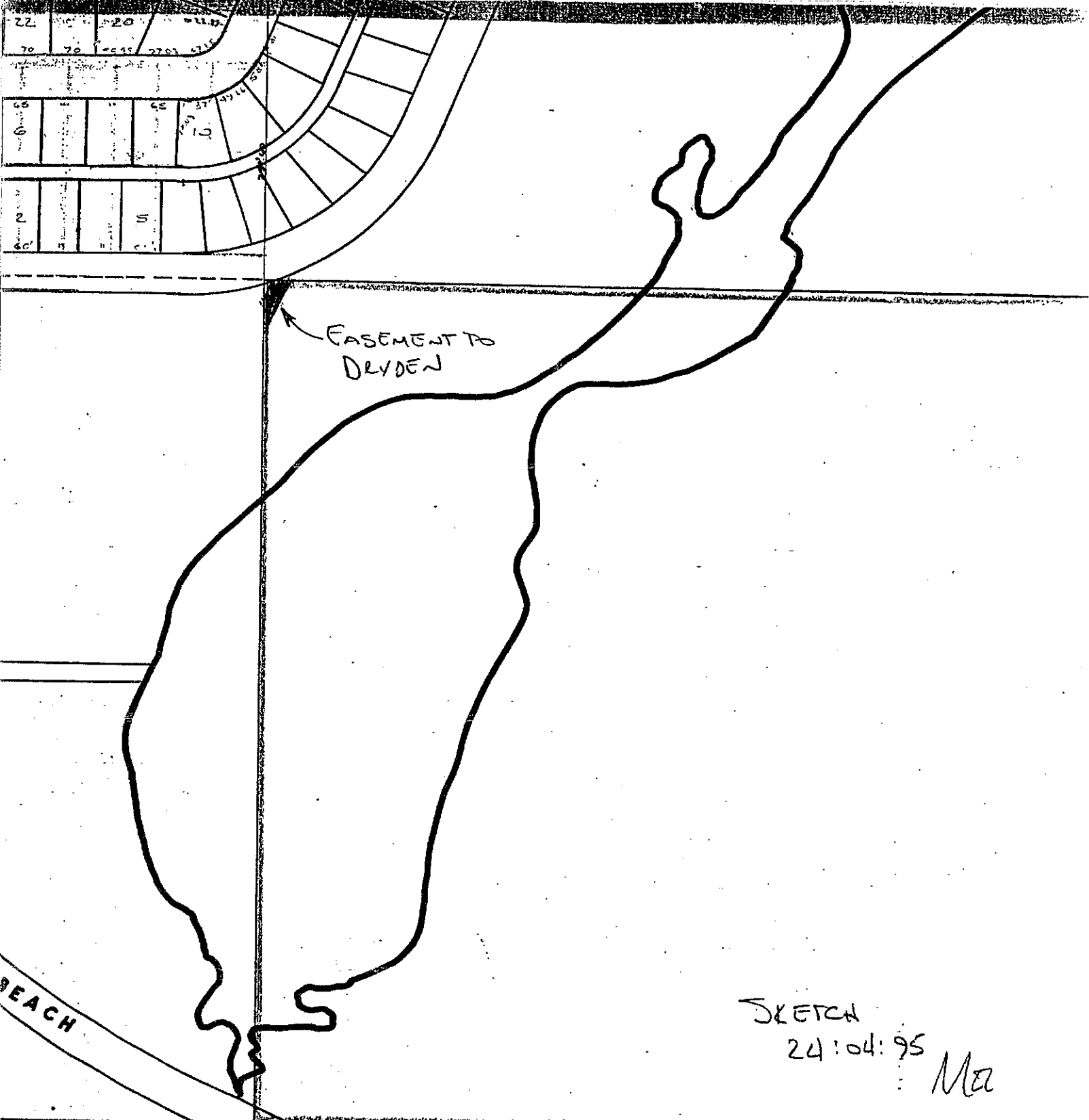
H-1827

Lower Level Layout:



Floor Plan not to scale.
Measurements are approximate.

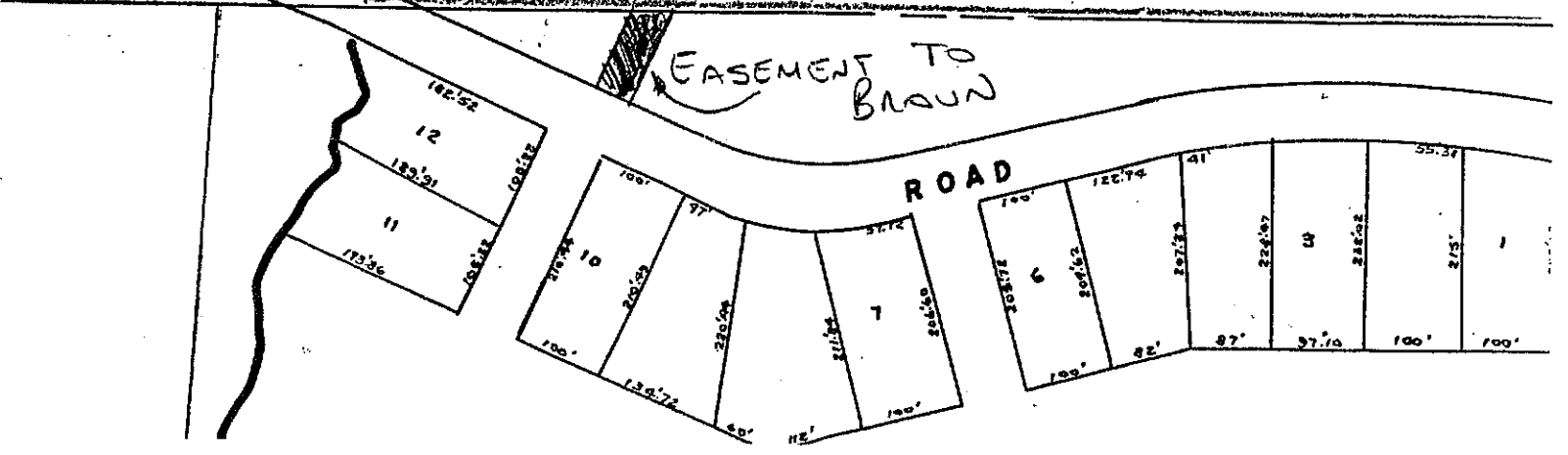




EASEMENT TO DRYDEN

BEACH

SKETCH
24:04:95
Ma



EASEMENT TO BROWN

ROAD

12
182'52
25'28
189'91
248'82

11
173'36
108'82

10
100'
276'84
200'20
139'72
97'
220'24
40'
112'

7
51'12
246'14
100'

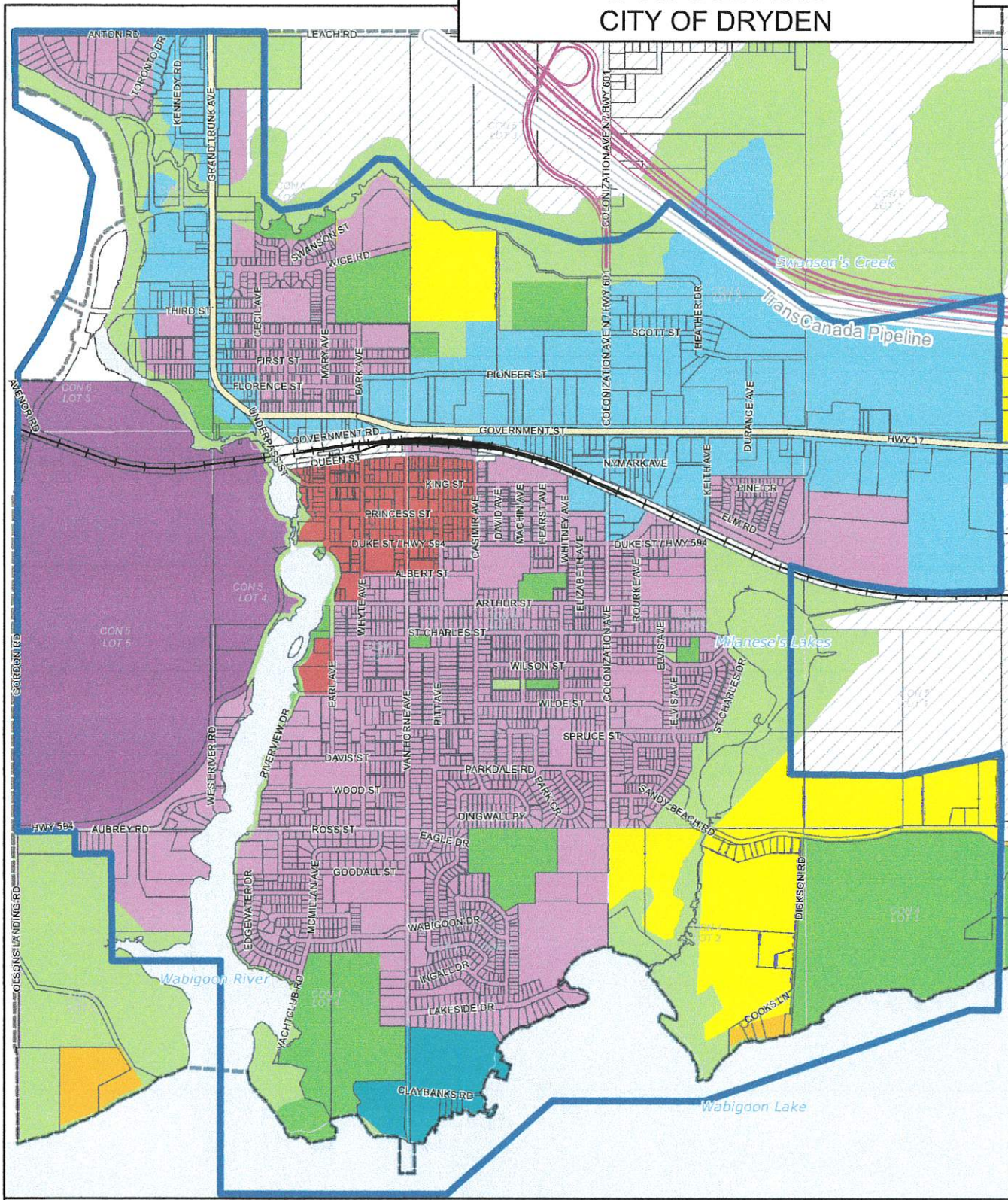
6
100'
278'82
208'52
100'
82'

4
122'74
287'82
224'87
87'
100'

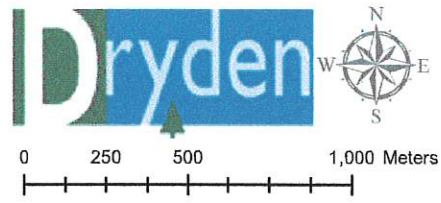
3
55'37
286'02
275'
100'

1
100'

OFFICIAL PLAN SCHEDULE A - MAP 1 LAND USE PLAN CITY OF DRYDEN



- Legend**
- Downtown Core
 - Open Space
 - Natural Heritage and Environmental Protection
 - Regional Business Centre
 - Residential Development
 - Rural
 - Shoreline
 - Stable Areas
 - Stable Areas - Heavy Industrial
 - Waterfront Mixed Use
 - Provincial Highways
 - Rail
 - Municipal Boundary
 - Parcel Fabric
 - Concession Lots
 - Water Bodies
 - Future Highway 17 Alignment
 - Urban Service Area



Map Created by: City of Dryden
Date Created: April 25, 2012

UTM NAD83 Zone 15

This Map is illustrative only.
Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.