

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



\$639,000

227 West River Road

**209' x 152' x
111' irr.**

Custom Built Two Storey Cape Cod style home with true grandeur on the shores of the Wabigoon River. Stunning design to detail makes a statement with three levels of living space. Sunken living room/dining, cathedral ceilings. Elegant four bedroom, 3 baths. dream kitchen, blt-in appliance, Island, breakfast nook accessing three season sunroom. Second floor luxurious master suite, private balcony, stunning en-suite, Fully finished lower level, family rm, full kitchen, bedroom, 3pc bath and utility room. Opportunity for an in-law suite if desired. Attached garage. Book your viewing on this exceptional property! Listing Sales Representative: Judy Grant L-778

"Proudly Serving Dryden & Area Since 1947"



Grand view



Living Room



View from Living Room to Loft



Living Room view from Loft



Dining



Kitchen



Breakfast Nook



Screened Sunroom



One of the main floor Bedrooms



4pc Bath main



Study/Loft



Master Bedroom



En-suite



En-suite Jacuzzi



En-suite dressing area



River view



Kitchen down



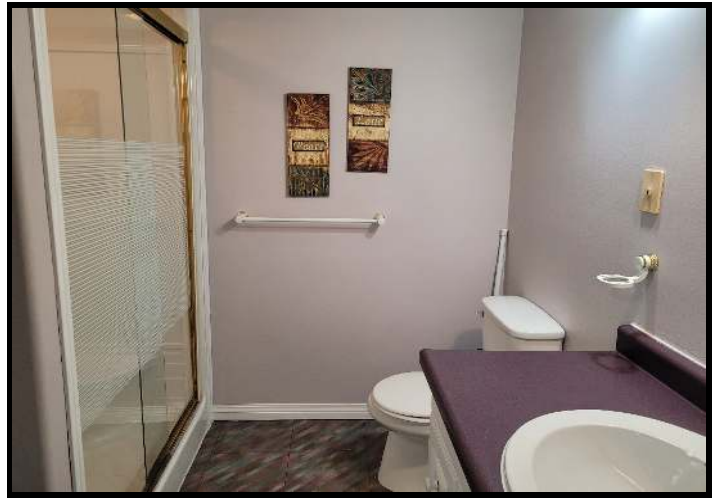
Family Room



Bedroom down



3pc Bath down



Garden Door to private entrance down



Ground level patio



List Price: \$639,000 **Address:** 227 West River Road
File Number: L-778 **Zoning:** Residential
Legal: PLAN M228, PT PARK LOT ZB RP, 23R8772, PARTS 3, 11, 12, PCL 40200 DKF
Lot Size: 209' X 152' X 111' irr. **Taxes:** \$6923.29 (2025) (2025)
House Size: 1900 sq.ft. +/- **MPAC Assessment:** _____
Estimated Age: 1994 **Style:** Two Storey Cape Cod
Exterior Finish: Vinyl siding **Roof Cover/Age:** Asphalt shingles2016
Driveway: natural **Window Style:** Loewen Low E triple
Foundation: Pressure treated wood w/waterproofing **Basement Size:** 1100 sq.ft. +/-
Basement Finish: Family Rm, Kitchen, Bedroom, 4pc bath, utility
Heat/Cost: F/A Gas rental Enbridge, heat cost \$1388.02yr **Plumbing:** CU/ABS
H.W.T. Gas rental cost \$516. yr **Garage:** 20' x 20' attached
Panel: 200 **amp panel** **Consumption:** _____
Detached Units: _____
Septic System: City Services
Water System: City Services

Rooms **Bedrooms**
Kitchen: 13'8" x 13'9" **1:** Master 14' x 12'8" upstairs
Dining Room: combined **2:** 13'9" x 12'6" main
Living Room: 25' x 17'9" **3:** 13'8" x 10' main
Other: Family Rm 25' x 17'9" basement **4:** 13'9" x 12'6" basement
Baths: 4pc en-suite, 4pc main, 3pc basement **5:** _____
Inclusions: All appliances & window coverings presently in home.

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

L-778

227 West River Road

Pristine Custom Built Two Storey Cape Cod style home, graciously set on the riverfront.

An elegant four bedroom, 2' x 8' constructed offer with quality craftsmanship evident. The spacious foyer gives a view of what is being presented, with a step down to the sunken dining and living room, graced with expansive windows providing a stunning view of the river.

Wide arched entrances throughout hallway/living/dining and kitchen. Oak hardwood flooring throughout main floor and second floor except bath and kitchen

The kitchen with crisp white cabinets, lazy susan, spice rack, oversize drawers. Island with built-in wine rack. Dual pantry. Beautiful arched window over the sink allows a scenic view. Built-in Jenn Air oven, stove top/grill, microwave, dishwasher. Garburator. Fridge with ice maker/water dispenser. Breakfast nook leads to a screened-in 10'8" x 12'9" sunroom to enjoy your morning café.

Two spacious bedrooms, gleaming hardwood and large closets. Four piece bath, with laundry facilities opposite the bath complete the main floor.

Second Floor: The Master suite offering a luxurious end to your day! Garden doors lead to your private balcony overlooking the river. A fabulous ensuite complete with oversized Jacuzzi built into the dormer with arched window placed above Jacuzzi. Corner shower, built-in dressing table, drawers, laundry bin as well as a clothing rack.

Loft/Study features built-in library corner, dormer with attractive arched window.

The Basement: Fully developed, oversize family room with direct access to a ground level private patio leading up to the side yard. Full kitchen with breakfast bar, spacious bedroom, three piece bath and utility room. Fridge, stove and built-in dishwasher. A perfect In-law suite if desired.

Balcony 13'2" x 11'5", Decking 38' x 12' + 26' x 6'

Asphalt shingles 2016, REMR Roofing (40 yr warranty)

Two living room windows facing river replaced 3 years ago

Attached Garage, insulated with finished interior and work bench, access from the front veranda as well as the back deck.

Rental F/A Gas furnace Enbridge buy-out available upon request.

Pressure treated wood foundation with bituminous waterproofing (asphalt/coal-tar pitch)

River Access: Treated dual floating dock, timber stairway to dock, underground pole lamp.

Truly a delightful Home

Inclusions: All major appliances and window covering.

L-778

227 West River Road,

Floor plan not to scale.

Deck

Deck

Screened-in Room

Grand Living Room

Deck

Kitchen

UP

down

Garage

Bedroom

closet

cl.

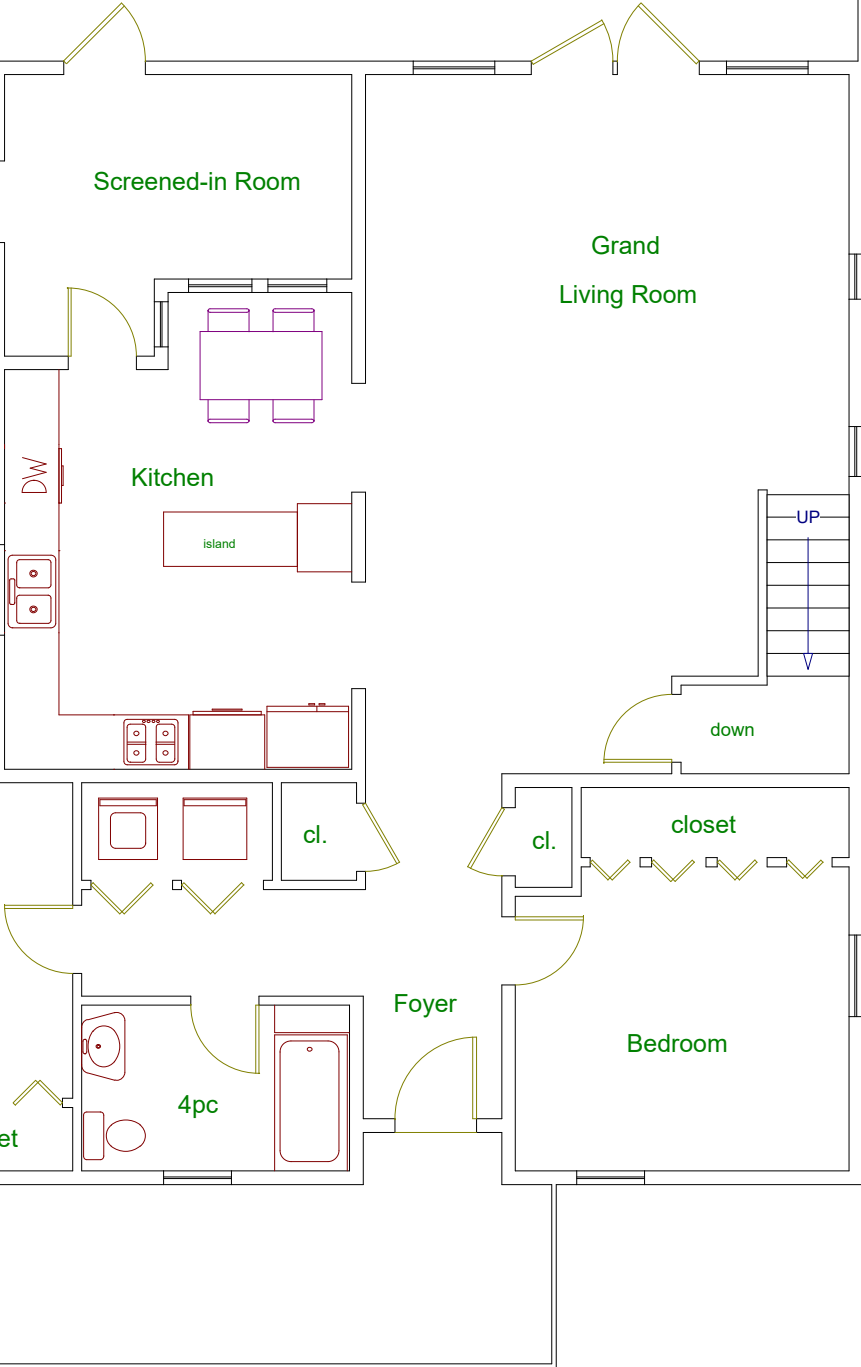
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Bedroom

Foyer

4pc

closet



L-778

227 West River Road

Upper Level Layout

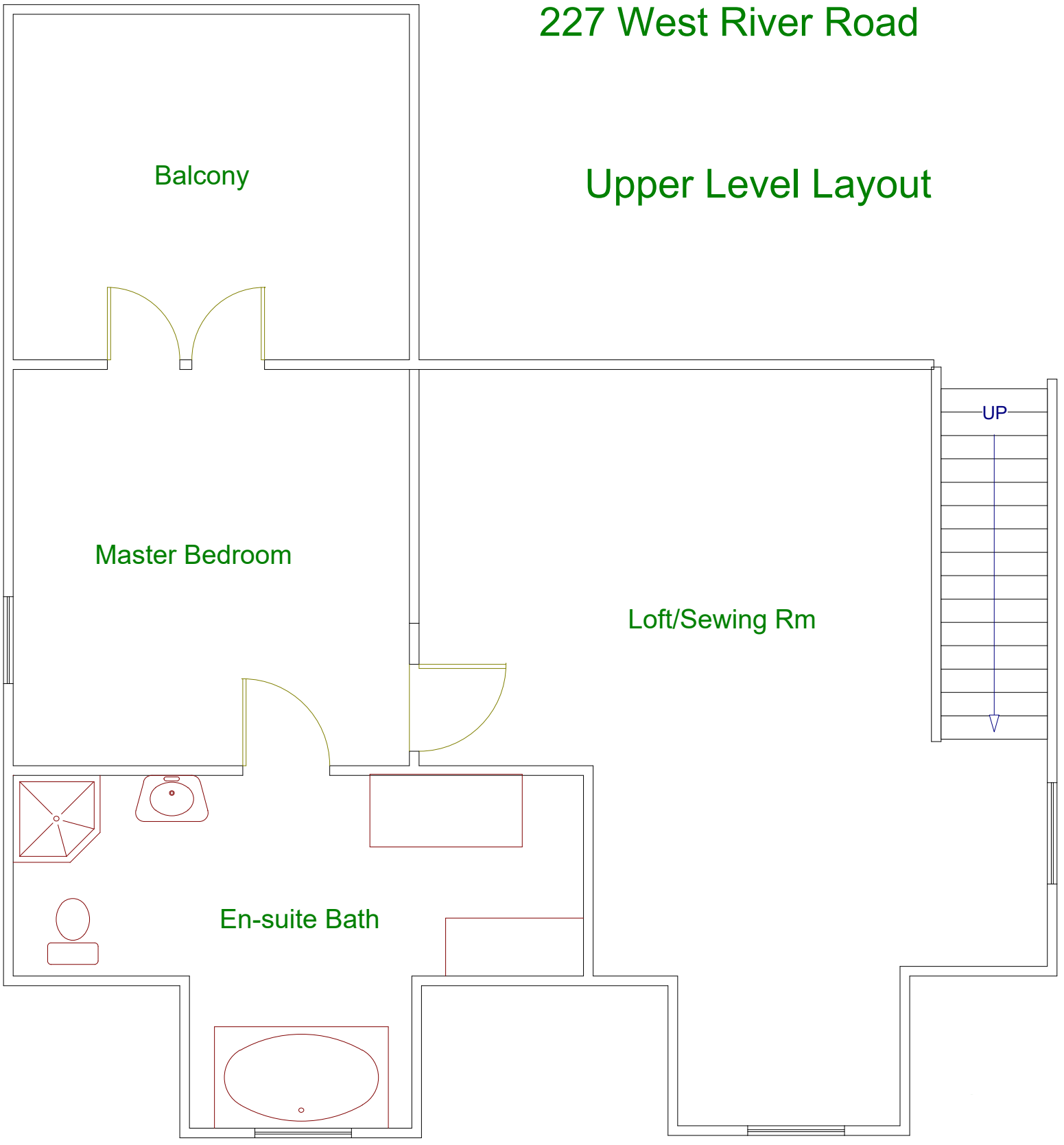
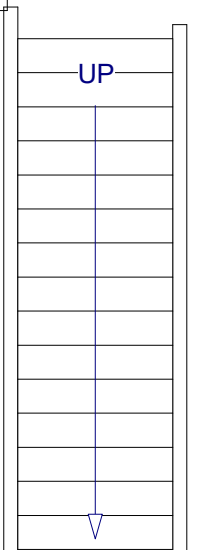
Balcony

Master Bedroom

Loft/Sewing Rm

En-suite Bath

UP



Floor plan not to scale.

L-778
227 West River Road,

Basement Layout

Living Room

Patio

DW

Kitchen

UP

UP

Floor plan not to scale.

sump

WH

WH

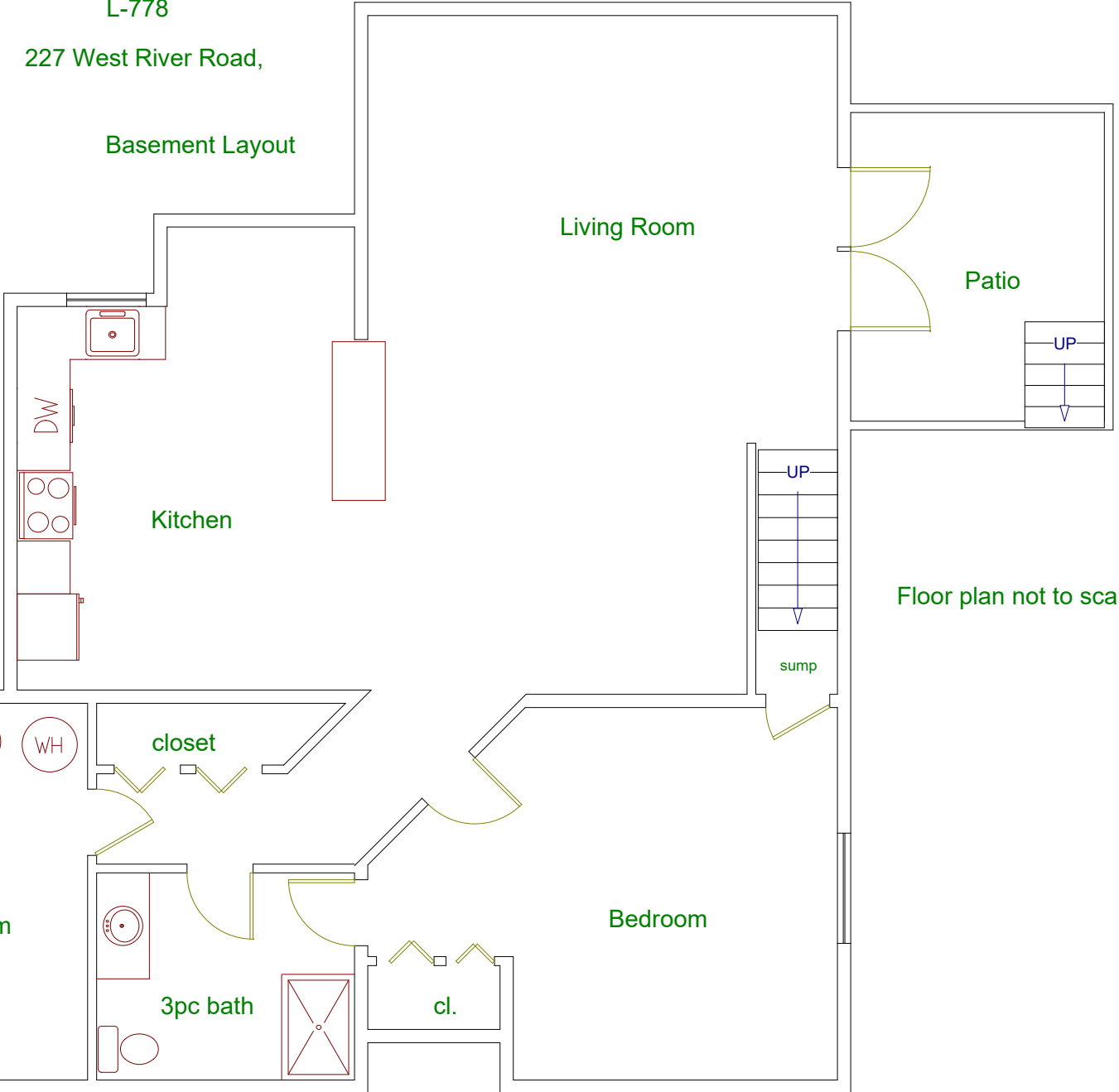
closet

Utility Room

3pc bath

cl.

Bedroom



LOT

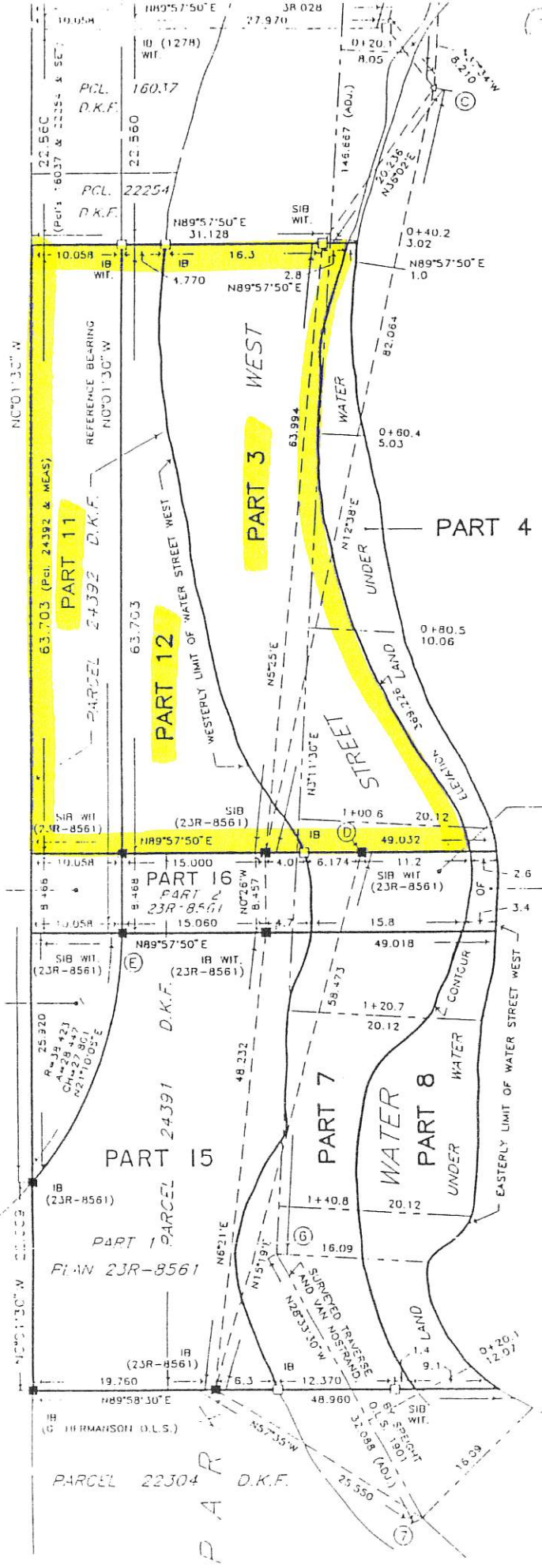
M.T.O. PLAN P-2143-2

PARCEL 1-31/E D.K.F.

PARCEL 22304 D.K.F.

PARCEL 24392 D.K.F.

PARCEL 24391 D.K.F.



W A B I G O O N R

SOUTH LINE 48.71
 = 152'
 NORTH LINE 37.91
 =
 FRONTAGE 62.703
 = 209'

MP

H

RIVER

WEST



AUBREY

ROAD

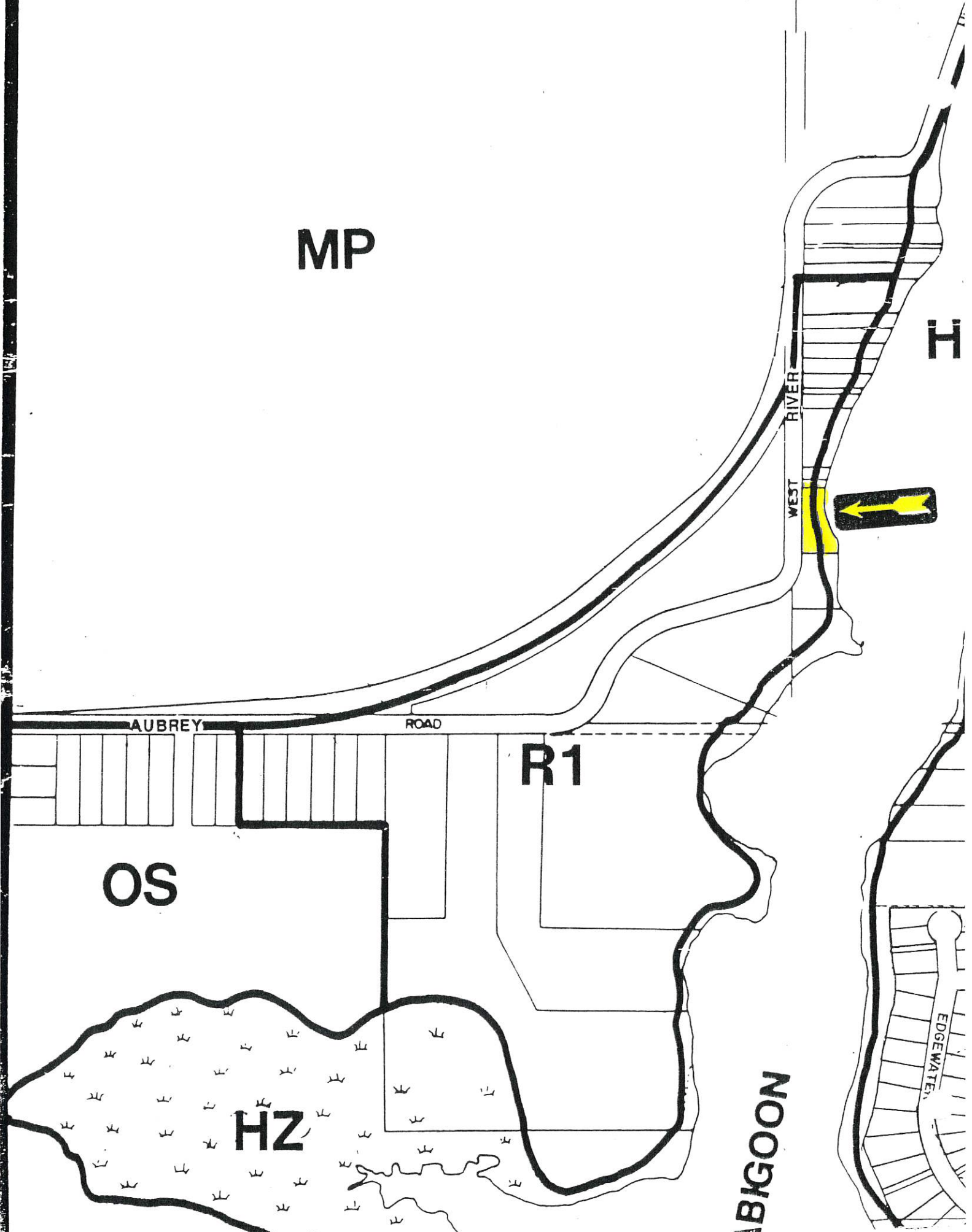
R1

OS

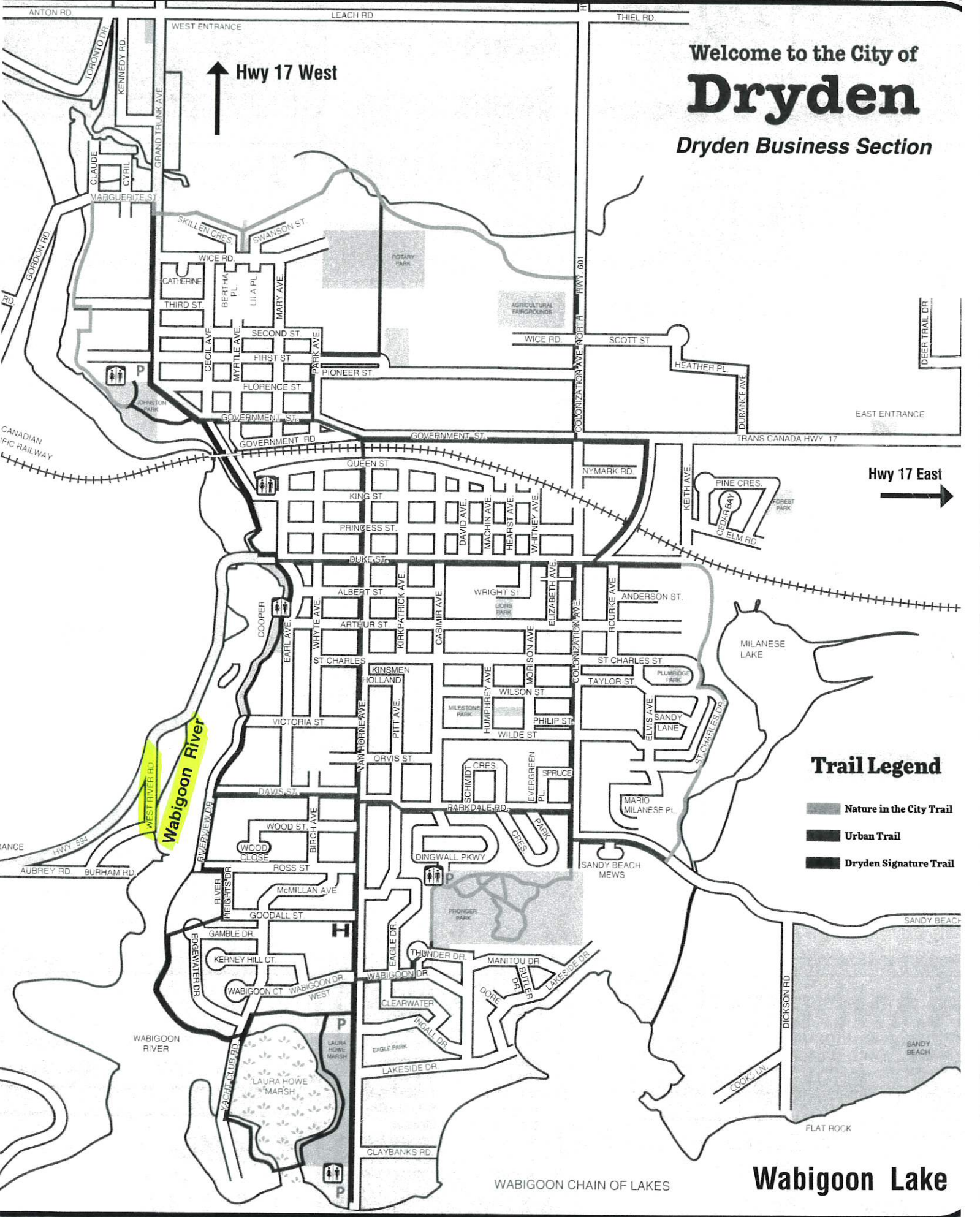
HZ

BIGOON

EDGEWATER



Welcome to the City of
Dryden
 Dryden Business Section



Trail Legend

- Nature in the City Trail
- Urban Trail
- Dryden Signature Trail

Wabigoon Lake