

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



\$549,900

26 Harry Komm Drive

1.3 Acres

Pristine Condition, Attention to Detail, Stunning Views, Pride of Ownership best describes this 2005 Built 1,160 sq.ft. Bungalow. Located 1km off Hwy 17, minutes from Vermilion Bay & 1 hr East of Kenora. Eagle Lake offers incredible fishing, rollout dock included, just bring your boat. Whether you're looking for year round living or a summer cottage this property will meet all your needs. Open concept living, full length covered front deck, vaulted pine ceilings, quality finishes, circular driveway & a lg. w/o partial bsmt/crawl for all your storage needs. Included with the property is a 10'x20' fully insulated & furnished Bunkie for any overflow of company. Even the bunkie has stunning views! Pictures don't do this home justice, book your appointment today. Listing Sales Representative: Brenda De Smit L-780

"Proudly Serving Dryden & Area Since 1947"

Open Concept Living, Dining & Kitchen



Great Space to Entertain



Beautiful Views from the Living Room



Access to front porch from Living Room



Vaulted ceiling, quality finishes



Primary Bedroom with Views



Spare Bedroom



Main Entrance, storage & laundry



Rollout Dock is Included



Back of Home, Main Entrance



Side of Home, access to crawl/bsmt utility area



Crawlspace, great for storage



Filter System for Lake Water



Furnace & HWT



200 amp Panel



4pc Main Bath



Views from your front Covered Deck



Views from the Lake



Circular Driveway



Views from rear of the lot



Potential Garage Site



Bunkie for Extra Guests



Cozy Bunkie with extra storage



Even your Bunkie Guests get the Views!!



List Price: \$549,900 **Address:** 26 Harry Komm Drive
File Number: L-780 **Zoning:** Residential
Legal: Pcl 43048 SEC DKF; Lt 9 PL 23M878, Machin Pin# 420730407
Lot Size: 1.3 Acres 130' x 144' +/- **Taxes:** \$3,745 (2026)
House Size: 1,160 sq.ft. +/- **MPAC Assessment:** \$274,000 (2026)
Estimated Age: Built in 2005 **Style:** Bungalow
Exterior Finish: Vinyl **Roof Cover/Age:** Shingles (2024Remr)
Driveway: Gravel Circular **Window Style:** Wood Frame
Foundation: Poured & Treated Wood **Basement Size:** 1,037partial/crawl
Basement Finish: Storage, furnace, HWT & Water Filter System
Heat/Cost: F/A Electric (2005)-Central Air (2024) **Plumbing:** Copper/ABS
H.W.T. Owned **Garage:** None
Panel: 200 **amp panel** **Consumption:** _____
Detached Units: Bunkie 10' x 20' with porch, fully insulated
Septic System: Tank and field – 2004
Water System: Lake-currently summer use **will need heat trace line for year round use**

Rooms	Bedrooms
Kitchen: <u>14'2 x 10'5</u>	1: <u>11'10 x 12'5</u>
Dining Room: <u>Eat-In</u>	2: <u>11'10 x 11'7</u>
Living Room: <u>22'7 x 16'9</u>	3: _____
Other: <u>Mud Room/Laundry 9'4 x 8'</u>	4: _____
Baths: <u>Main 4pc</u>	5: _____

Inclusions: Fridge, stove, washer & dryer and most furnishings will remain less personal
Belongings.

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

26 Harry Komm Drive, Vermilion Bay

L-780

This is a property where pictures don't do it justice, all the attention to detail doesn't come through in pictures, but a walk-thorough sure will.

As you walk around this 1.3 acre property you will see that everything has been carefully planned and thought out, from the circular driveway to the placement of each tree in the front yard and even the large rocks placed around the walkways.

You will be blown away by the views from the full length front covered deck, morning coffee and evening wine just don't get any better while you relax.

1,160 sq.ft. built in 2005 means you can move right in and not worry about a thing. Open concept kitchen, dining and living room makes for great space to entertain family and friends.

2 Bedrooms and a full bath finish off the main level.

One floor living, laundry in the mudroom entrance and 1 step into the home.

Access to the partial basement/crawlspace is from the outside and it houses all the utilities and more than enough storage space.

Included with the property is a 10' x 20', with porch, fully insulated Bunkie. It comes furnished and will provide great additional space for those extra guests. Your guests won't complain, the views from its front deck are just as stunning.

The garage roll-up door is still there in case future use would be for storage.

The property provides lots of privacy, a couple of options for a future garage site and a gentle slope down to the lake.

Power at the lake, stairs and a rollout dock that has been designed to be pulled out with an ATV all in one full swoop in the fall.

All the appliances and most of the quality furniture will stay. This property has only been used as a summer home therefore it will need a heat trace line installed if its new owner wishes to live here year round.

Book your appointment...let's take a tour!!

26 Harry Komm Drive

L-780

Front Covered Deck w/views of Eagle Lake

UP



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



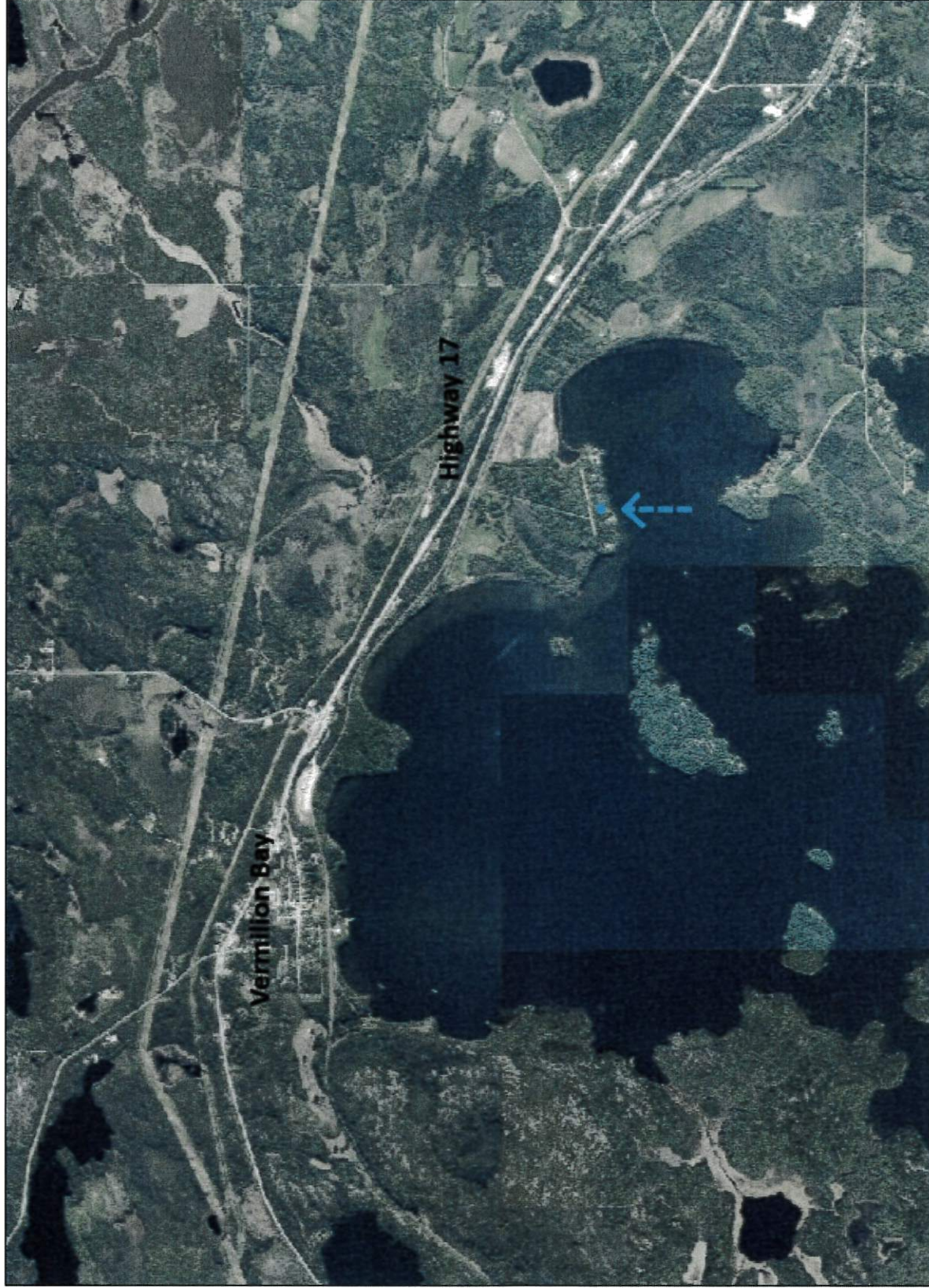
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0 2.4 km

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Legend

