

# 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



**\$1,450,000**

**134 Davis Point Road**

**1.84 Acre  
Peninsula**

**Lakefront Luxury with a private peninsula on Wabigoon Lake, just minutes from Dryden services. Showcasing 865' of waterfront with panoramic views! Custom built Ranch Bungalow provides 3200 sq.ft. of main floor living, inclusive of a fully equipped In-Law Suite + basement development. Outbuildings include a 3 bay garage with a finished workshop + a 3 bay "toy" garage. There's a private boat launch, Sauna/Sunroom, deck & dock at the water's edge. Listing Broker: Patty DeGagne L-779**

*"Proudly Serving Dryden & Area Since 1947"*



Impressive entry to this Lakefront Ranch Bung.



26' x 40' + 14' x 36' 3 Bay Garage & Workshop



Spacious Sundeck Deck & Stone patio.



Professionally constructed access to the water.



South facing and complimenting to the landscape



38' x 20' 3 bay "Toy" Garage + a 6' overhang



Waterfront 18' x 14' Sauna/Sunroom, Deck/Dock.



Sheltered access with concrete pad boat launch





Beautifully remodelled Kitchen with quality built



23' x 21' Sunroom with a panoramic view!



Spacious Dinette with a grand view!



3-sided Fireplace within the Living & Sunrooms



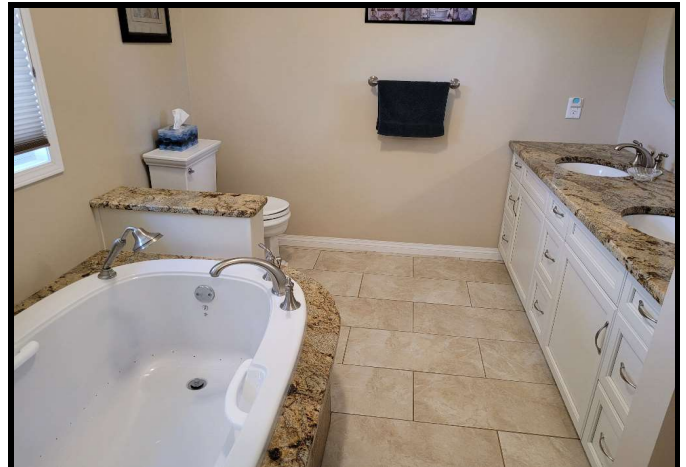
Spacious Formal Dining Room with H.W. floors



Master Bedroom with garden door & W.I. Closet

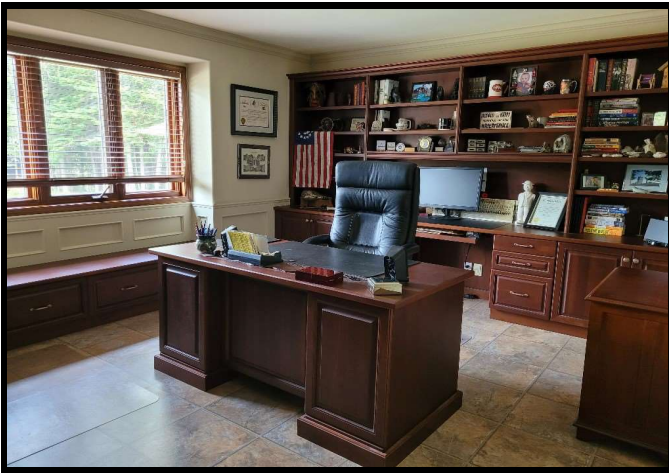


Ens. bath, jet tub, heated floor & granite top

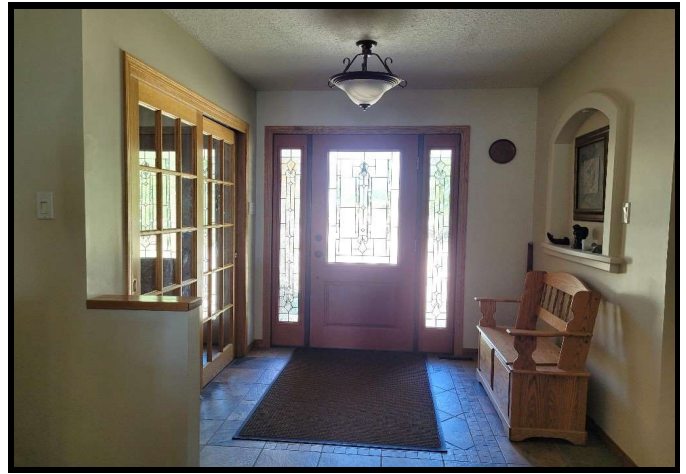




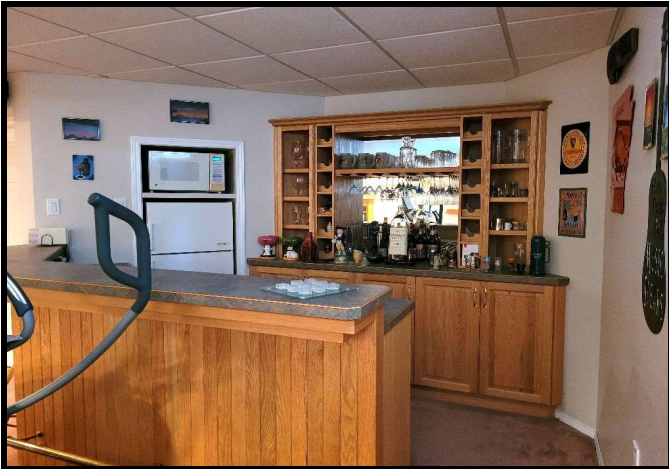
"Working from Home" in grand style.



Inviting & spacious entrance



Recreation Room serving and beverage storage



Recreation Room with Gas Fireplace



Fully equipped In-Law Suite with private entry



With propane Firepl & outside access to the deck



One of two bedrooms within the In-Law Suite



Stunning views!!



**List Price:** \$1,450,000      **Address:** 134 Davis Point Road, Dryden.  
**File Number:** L-779      **Zoning:** Lakefront Residential  
**Legal:** PIN 420880321, Pcl. 37537, SEC DKF; Lot 7, Plan 23M864, Dryden.  
**Lot Size:** 1.84 Acres, peninsula      **Taxes:** \$13,590.90 (2025)  
**House Size:** 3228 sq.ft. (as per blueprints)      **MPAC Assessment:** \$691,000 (2016)  
**Estimated Age:** Built in 1990, Addition 2012.      **Style:** Ranch Bungalow  
**Exterior Finish:** Brick with hardboard accents      **Roof Cover/Age:** Shingles/2013  
**Driveway:** Unistone drive + drive to the water      **Window Style:** Triple pane  
**Foundation:** Poured concrete      **Basement Size:** 2400 sq.ft. +/-  
**Basement Finish:** Recreation Room, bath, 1or 2 bedrooms, & lots of storage.  
**Heat/Cost:** 2012 F/A Gas, in-floor, gas firepl. & C. Air      **Plumbing:** ABS/Copper  
**H.W.T.** Hot Water on Demand (2012)      **Garage:** 3 Bay Garage/workshop + 3 Bay Garage  
**Panel:** 200 x 2      **amp panel**      **Consumption:** Natural Gas \$1197.55, Hydro \$1910.84  
**Detached Units:** 18' x 14' Sauna & Sunroom, with sundeck & floating dock  
**Septic System:** 1990 Septic System, tank & field, permit on file.  
**Water System:** Lake Water, with a resin bed filtration system  
  
**Rooms**      **Bedrooms**  
**Kitchen:** 12' x 20' with an eating nook      **1:** 14' x 16' plus w/i Closet & Ens.  
**Dining Room:** Formal Dining 14' x 12'      **2:** 15' x 12' Office  
**Living Room:** 14' x 14' with wet bar & fire pl.      **3:** Ground level In-Law Suite  
**Other:** Sun Room 23' x 21' with cathedral ceiling      **4:** Lower Level Bedroom  
**Baths:** 4 piece En-suite, 2pc powder rm, 3pc. Dn.      **5:** Lower Level Spare Bedroom  
**Inclusions:** A list of chattels included will be provided.

\*measurements are approximate

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

**134 Davis Point Road, Wabigoon Lake, Dryden, Ontario.**

**L-779**

Luxurious lakefront home, outbuildings, landscape and property! This is a one-of-a-kind package! This narrative will paint a picture but an in-person viewing will showcase all there is to appreciate!

**Wabigoon Lake** draws outdoor enthusiasts with year-round recreation. Trophy fish are plentiful along with a variety of other species. This water mass stretches more than 15 miles, with access into the neighbouring Dinorwic Lake.

**This property** offers approximately 1.84 acres, with ultimately 865' of natural bedrock shoreline, surrounded by water on three sides! Enjoy sunrise to sunset views, showcasing the finest of Northwestern Ontario living, just minutes into downtown Dryden!

Entering this private property, the curb appeal is impressive. A beautiful flower bed borders the unistone driveway. The placement of the home and outbuildings compliment the property and the environment with colour match brick and hardboard finish.

Landscaping includes plenty of level yard for play with manicured grounds and mature trees. Enjoy evening campfires around the outdoor fireplace and resting area, which overlook the lake. Take pride in a vegetable garden with raised beds and fence protection.

In 2021, a retaining wall was built to support a driveway down to the waterfront. Concrete pads extend into the water, allow you a private boat launch.

### **The Outbuildings**

Right of the entrance there is a triple car garage with an insulated & finished workshop!! This building measures 26' x 40' plus 14' x 36' all in.

In 2012/2013, a second three bay garage was built to protect the overflow of equipment &/or recreational "toys". Measuring 38' wide x 20' deep + a 6' roof and pad overhang.

Also built in 2012/2013, an 18' x 14' Sunroom/Sauna/change house, at the water front, complete with a sundeck and floating dock. The waterfront development



ensures protection from the prevailing winds, enhancing your outdoor use and enjoyment.

**The Home** was a custom build in the early 1990's by Dryden's most premier builder. The builder returned in 2012 to direct a major renovation & addition. The quality of workmanship, materials and features are sure to impress!

The addition of a Sunroom, inclusive of a full basement, provides a panoramic view of the lake with large windows! Complete with a cathedral ceiling, in-floor heating, two-sided fireplace, and an inviting atmosphere.

Within the renovation of 2012/2013, the home received a new Kitchen. Beautiful floor to ceiling cabinets, with soft close drawers, granite countertops and all modern and built-in appliances.

The formal dining room allows entertaining of larger groups, with an open concept to the sunken Living Room and Sunroom.

The sunken Living Room is well suited for entertaining. Featuring a natural gas fireplace, with T.V. above, and a built-in wet bar with a granite countertop.

The Master Bedroom was reconfigured to enlarge the walk-in closet and expand the en-suite bath. The en-suite bath offers in floor heating, a Jacuzzi tub, large walk-in shower, and double sinks with granite top vanity.

A main floor office is finished with custom built-ins and lots of natural light.

Main floor Laundry Room with plenty of room for sorting and storage needs.

The basement includes a large Recreation Room with a dry bar/serving counter & gas fireplace. There's room for a pool table plus seating area within the Recreation Room. There are also two bedrooms and a 3-piece bath. Storage is abundant and include built-in cabinets.

**This home wouldn't be complete without a ground level In-Law Suite!** A perfect fit for those wanting to have guests, family members, perhaps a rental income! This lovely living area has a private entrance! It's fully equipped with a full kitchen, dinette and living room with a propane fireplace, one + a spare bedroom, and a 3-piece bath.

**# 134 Davis Point Road, Dryden.**

**L-779**

**Mechanical and Operations include:**

- Premium shingles were installed on all four buildings in 2012/2013.
- Also in 2012/2013, a high-efficient natural gas furnace was installed, with central air conditioning and hot water on demand. (original hot water tanks remain as back up only)
- Natural gas line to the BBQ
- The Hydro meter is located outside the third bay of the first garage and serves the entire property with separate breaker panels for the home, the in-law suite, the second garage and water system.
- Propane tanks on site, serve the in-law suite, inclusive of the fireplace (for heating) and the kitchen stove.
- The water is drawn from the Lake. Most recently, a resin bed filtration system, clarifies the lake water. For those who wish, an ozonate appliance would provide potable water.

**Chattels included:**

Main kitchen -

Kitchen aid Wall Oven and Microwave

Electrolux Icon Refrigerator

Miele Dishwasher

Wolf Natural Gas Stovetop

Suite -

LG Full Size Fridge

Jennair stove and oven (Propane)

Small Danby Bar fridge in wet bar

Mid size Danby fridge in basement beside dry bar

Laundry -

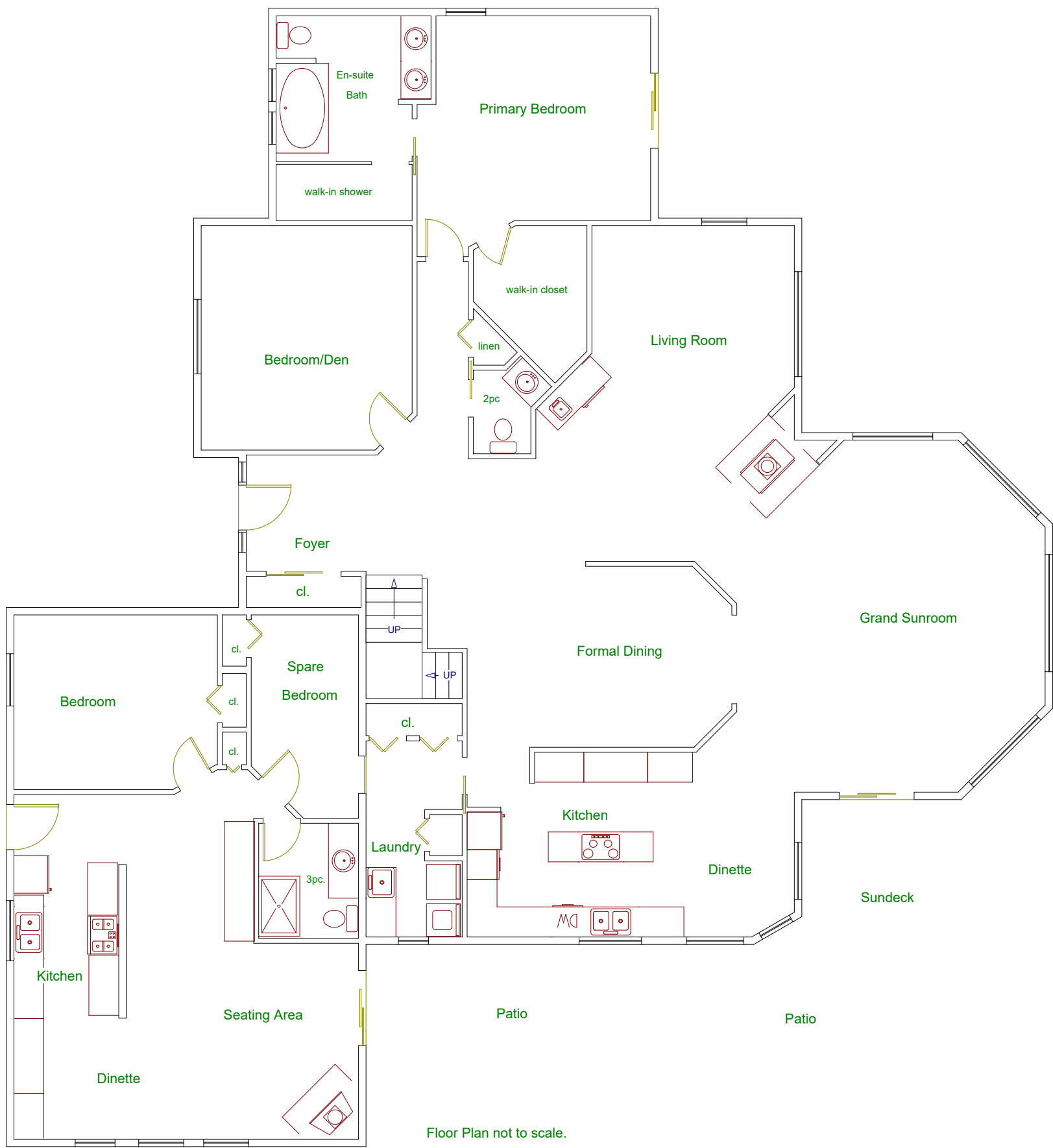
Frigidaire Dryer

Maytag Washer



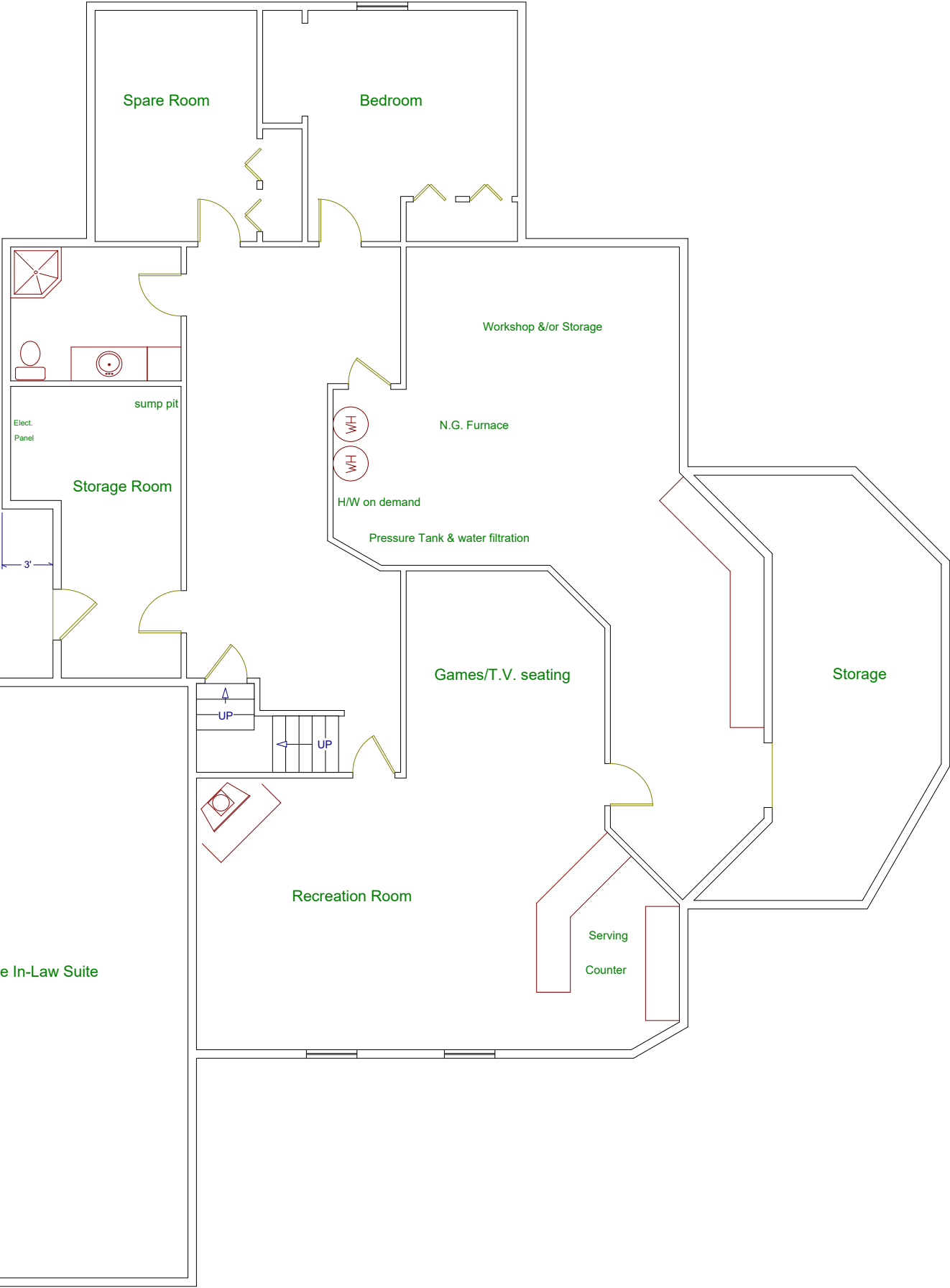
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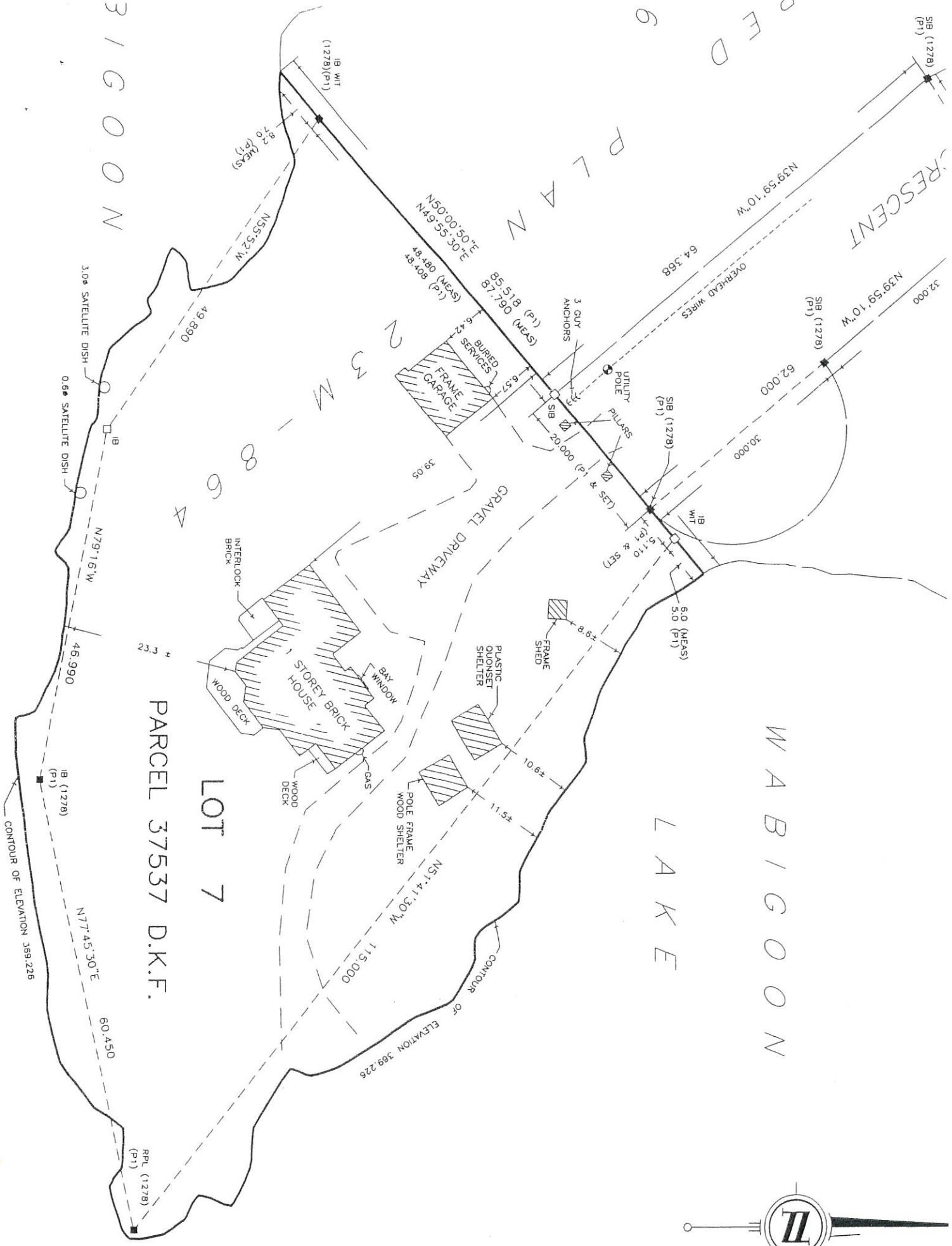
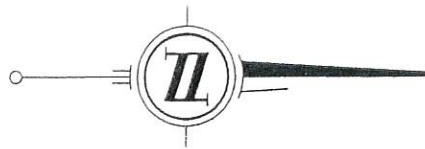


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May 2001 Survey

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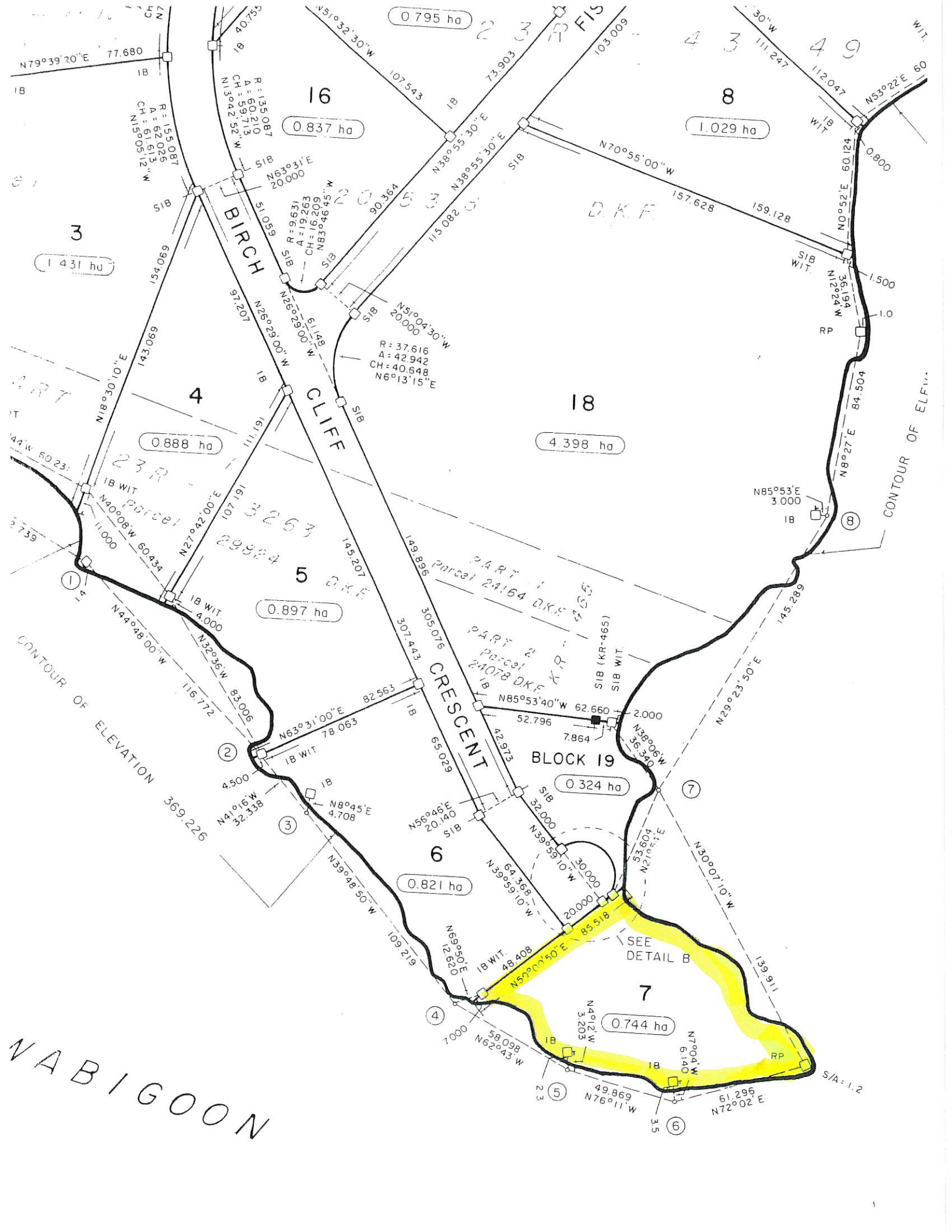
LOT 7

PARCEL 37537 D.K.F.

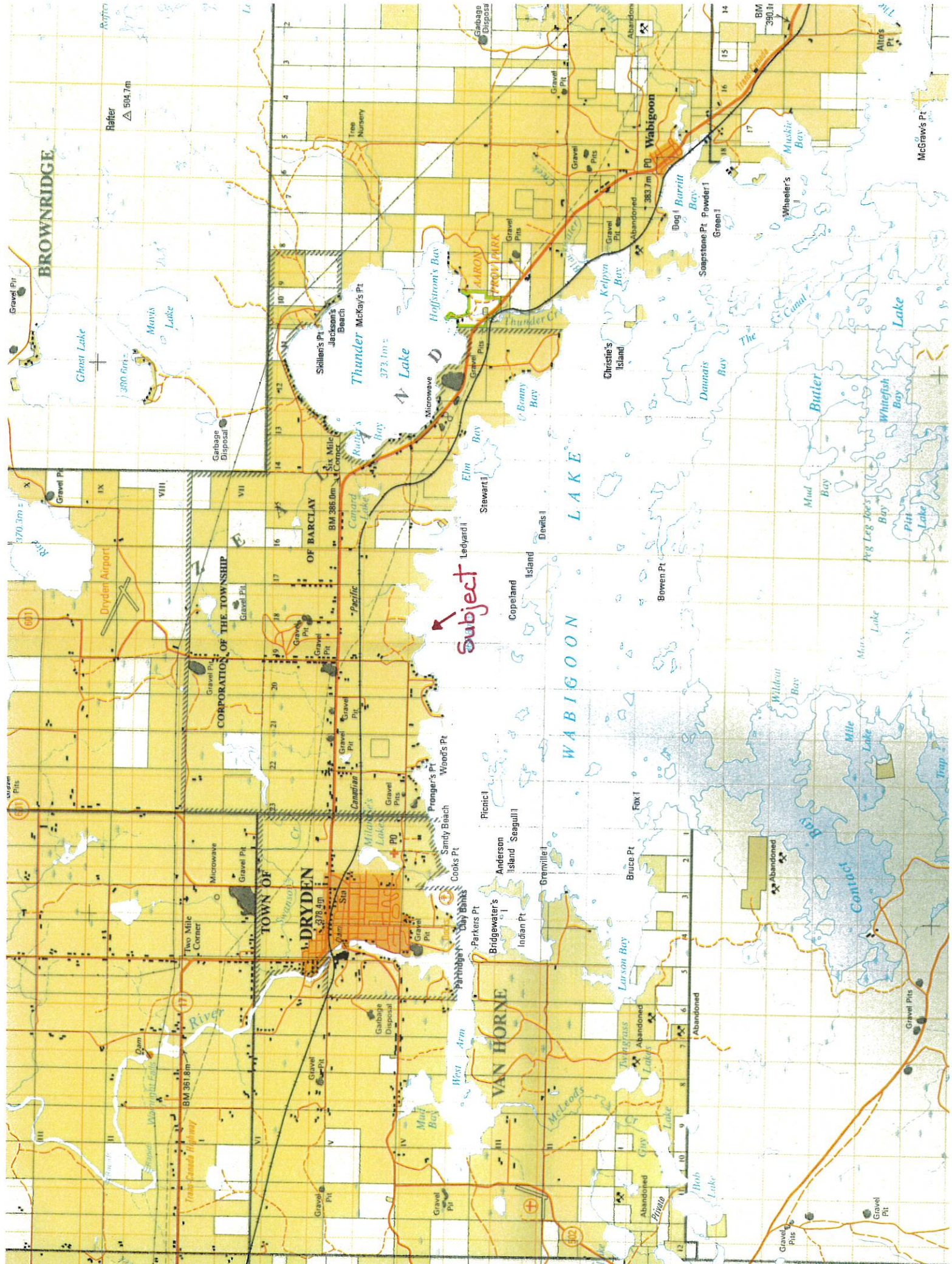
L A K E

W A B I G O O N

RESCENT

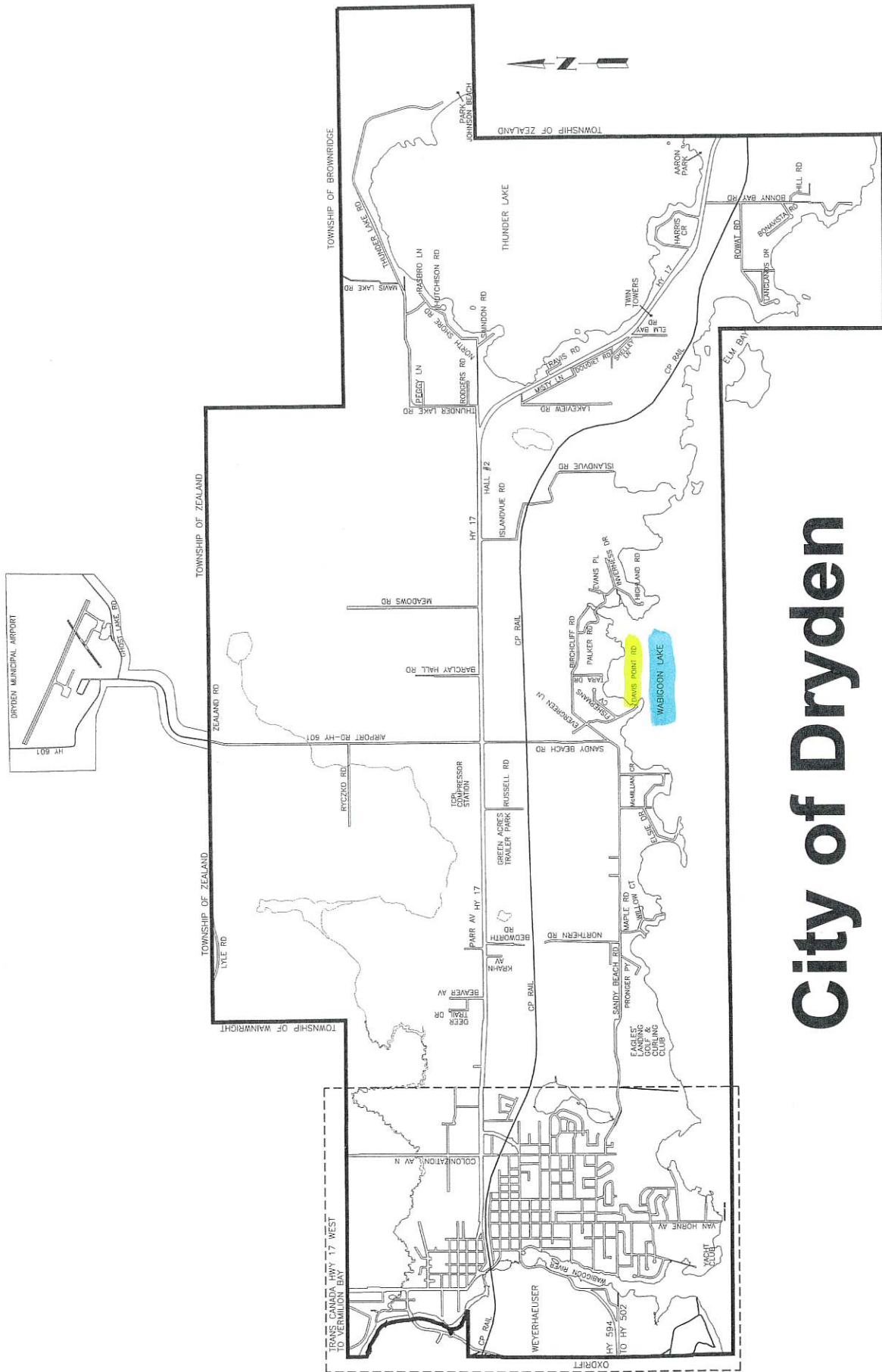






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# City of Dryden