

Austin & Austin

Realty Brokerage

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\$549,900

9 Willow Court

1.7 Acres

Enjoy the convenience of being close to town while having the space and feeling of the country with natural gas. Nestled on a 1.7 acre level, well-treed fenced-in lot this 1,920 sq. ft. 4 level split home has numerous updates. Featuring 3 bedrooms, 2.5 Baths, living, family & rec rooms. Fenced-in backyard with stunning timber-frame covered back 2-tiered deck, fire pit area, kid's sandbox, room to garden and space to park all your toys. Located in the desirable Sandy Beach Road area, close to the golf course & baseball fields.

Listing Sales Representative: Brenda De Smit R-1523

"Proudly Serving Dryden & Area Since 1947"

The Best Back Deck you will find!!



Newly added sunshade for those hot days



Stunning Timber-Frame Roof



Fire pit for the parents...play area for the kids



Side yard



Bright Kitchen, great cabinet and counter space



Large Pantry, Gas Stove



Living Room with beautiful views



Dining Room



Family Room with access to the deck & garage



"The Man Cave"



Large Bright Primary Bedroom



Spare Bedroom



Laundry Room with some extra character



2pc Bath off of the Laundry Room



4pc Updated Main Bath



3pc Fully Tiled En-Suite



You want Privacy but close to town?



Large Fully Fenced-in Backyard



So much space for the kids and pets to run :)



Newly Drywalled Garage Interior



30&50 volt camper plug,can be used together



List Price: \$549,900 **Address:** 9 Willow Court
File Number: R-1523 **Zoning:** Residential Rural
Legal: Pcl 36175 SEC DKF; Lot 10 PL 23M813, Dryden Pin# 420880650
Lot Size: 1.71 Acre, 229' x 426' x irr. +/- **Taxes:** \$5,251 (2025)
House Size: 1,920 sq. ft. +/- **MPAC Assessment:** \$267,000 (2026)
Estimated Age: Built in 1994 **Style:** 4 Level Split
Exterior Finish: Vinyl **Roof Cover/Age:** Shingles 2021
Driveway: Gravel **Window Style:** Vinyl
Foundation: Poured Concrete **Basement Size:** Partial + crawl
Basement Finish: Rec Room, utility and crawl storage that runs under family room level
Heat/Cost: F/A Gas \$1,729/yr (Furnace & AC 2022) **Plumbing:** Copper & ABS
H.W.T. Rental (2023) **Garage:** Attached w/access to house 20' x 22'
Panel: 200 **amp panel** **Consumption:** \$3,021
Detached Units: Green Garden Shed
Septic System: Tank and field – original
Water System: Drilled well (new pump fall 2024)

Rooms **Bedrooms**
Kitchen: 10' x 10'4 **1:** 13'1 x 14'4 Primary
Dining Room: 13'1 x 8'11 **2:** 9'9 x 13'7
Living Room: 13'1 x 15'5 **3:** 9' x 13'7
Other: Family Room on 3rd Level 19'3 x 16'1 **4:** Rec Room bsmt. level
Baths: 4pc, 3pc en-suite, 2pc **5:** Dining Nook 4' x 10'
Inclusions: Fridge, stove, built-in dishwasher, washer & dryer.
(*hydro costs incl 7 people living at the home & campers plugged in all summer)

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

9 Willow Court

R-1523

Perfect Country setting in a quiet neighbourhood close to town!

1.7 Acre private, well-treed level lot that is fully fenced in with a fire pit, kid's sandbox play area and a custom back 2-tiered new deck with timber frame roof covering the main portion that won't disappoint. The perfect spot to relax and enjoy your family in the sun or shade.

This 4 level split home features 1,920 sq. ft. of above-ground living, perfect space for the growing family and for entertaining all your family and friends.

The upper level of the home consists of the primary bedroom with walk-in closet and updated fully tiled 3pc en-suite. 2 additional bedrooms, 4pc recently updated bathroom with large soaker tub, glass door and modern black fixtures.

The kitchen, dining and living room are located on the main level, great space, views of the backyard and extra space for an eat-in kitchen area.

A few steps down take you to the family room, with access to the back deck and the attached garage. Laundry and 2pc bath finish off this level.

Is your family growing and you need extra space? There is one more level to enjoy, currently set-up as the "Man Cave" but it can be anything you need.

This level also houses the utility and large crawl space area for all your additional storage needs.

Many updates throughout the home mean you can just move in and enjoy.

-Bathrooms in 2025

-windows, over the last 3 years (except 2 in kitchen & window in garage)

-shingles 2021

-furnace and central air 2022

-back covered deck with timber frame roof 2021

-2 RV plugs at the side of the home 2021 (1-30amp/1-50amp)

-widened driveway for as much parking as you will need and then a bit extra for all the toys & campers and extras

-recently drywalled garage interior

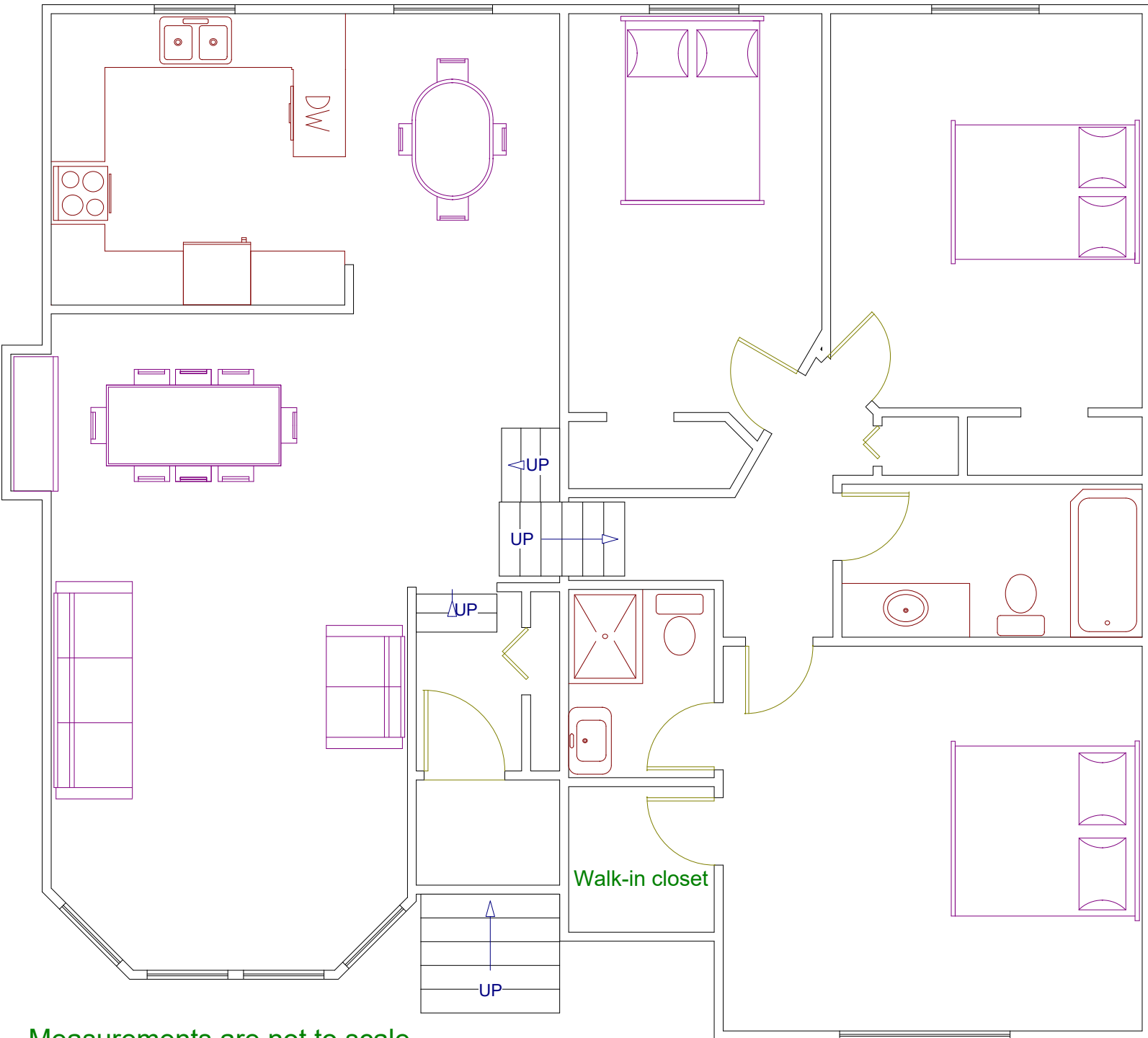
-new water softener 2023

This 4 Level Split home is warm and inviting with the perfect combination of character and charm. The back yard is a dream, fun filled days await your kids running and playing while you enjoy the deck to the fullest.

9 Willow Court R-1523

4 Level Split Main Floor - Kitchen, Dining & Living Room

4 Level Split Upper Level - Bedrooms & Baths



Measurements are not to scale,
furniture and appliances are not
included, for display purposes
only.

9 Willow Court
R-1523

16'3 x 15'4
Uncovered
Back Deck

Timber Frame
Covered Deck
16'3 x 14'2

4 Level Split - Lower Level Basement

4 Level Split - 3rd Level Family Room

Furnace, Utility Room

Family Room

**crawl
space
storage
under
this
level**

"Man Cave", Recreation Room or
Turn it into what suits for family.

12' x 29'

Insulated, newly drywalled Garage

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LOT 11

LOT 10

PARCEL 36175 D.K.F.

REGISTERED

PLAN

23

REGISTERED MAPLE PLAN

ROAD
M-376

BE READ IN
SURVEY REPORT
1993

KRAHN AVENUE

BEDWORTH ROAD

RUSSELL RD

GREEN ACRES TRAILER PARK

C.P.R.

20' BELL CANADA EASEMENT

NORTHERN ROAD

SANDY BEACH ROAD

CHURCH

ELsie DRIVE

LOU'S BAY

WILLOW COURT

MAPLE ROAD

PRONGER PARKWAY

ANDY BEACH PARK

WABIGOON LAKE

C4

D

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BEDWORTH ROAD

RUSSELL RD

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