

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



\$269,000

7748 Highway 17E

2 Acres

Drive a little further...get a little more!! Located 28 km from Dryden in the unorganized area sits this 1,075 sq.ft. Bungalow on a 2 Acre lot. Most of the updates have been done within the past couple of years including: Brand new modern Kitchen with butcher block counters, new flooring, drywall, lighting, all new windows up & down, A/C, vinyl siding with additional insulation added, 200 amp upgrade, outdoor wood stove which also heats the 2 car garage.

Listing Sales Representative: Brenda De Smit R-1525

Brand New Modern Spacious Kitchen



Bright Living Room, open to the Kitchen & Dining



Primary Bedroom, new flooring, drywall & lighting



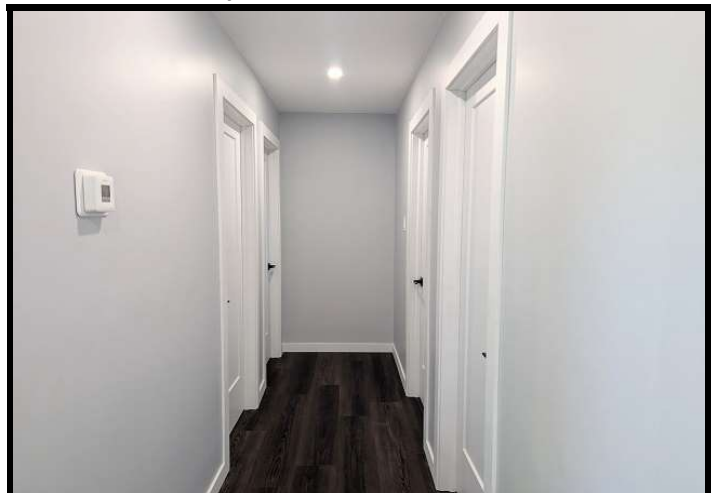
Bedroom 2, all updated



Bedroom 3, updated



New drywall & all new modern doors



Large Mudroom, yours to design as you wish



4pc bath is ready for the new owner to update



Lg bsmt to finish as you wish, windows are new



Upgraded 200 amp



Electric F/A furnace



Plenty of space & privacy



The home sits a bit back from the highway.



Front fenced-in yard for the dogs is ready



New siding pops against the black trim



Large 2 Car Garage w/carport



List Price: \$269,000 **Address:** 7748 Hwy 17E
File Number: R-1525 **Zoning:** Unorganized
Legal: Pcl 40134, Pt S Pl Lot 8, Con4, Pts 1&2 T/W Pt3, S/T Pc 2, 23R8889 Pin#420930089
Lot Size: 2 acres 204' x 245' x irr **Taxes:** \$503
House Size: 1,075 sq.ft. +/- **MPAC Assessment:** \$100,000 (2026)
Estimated Age: 1975 +/- **Style:** Bungalow
Exterior Finish: Vinyl – new 2024 **Roof Cover/Age:** Shingles 2017
Driveway: Gravel **Window Style:** Vinyl-new up&dn 2023
Foundation: Concrete Block **Basement Size:** Full
Basement Finish: Unfinished
Heat/Cost: F/A Electric & Outdoor woodstove **Plumbing:** Copper/ABS
H.W.T. Owned **Garage:** 36'x24' heated from outdoor wood stove
Panel: 200 **amp panel** **Consumption:** New 200 amp in 2025 \$3,178/yr
Detached Units: **shed not included, owned by family and will be moved**
Septic System: South of Home – original to the home
Water System: Drilled Well

Rooms **Bedrooms**
Kitchen: 10'5 x 16'8 **1:** 10'6 x 11'4 Primary
Dining Room: Eat -in **2:** 8'5 x 10'6
Living Room: 12'7 x 17'8 **3:** 8'4 x 10'6
Other: _____ **4:** _____
Baths: Main 4-pc **5:** _____
Inclusions: Fridge, stove, built-in dishwasher, washer & dryer.
(12-14 cords of wood per year which includes heating the garage)

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

7748 Highway 17 East

R-1525

Most of the heavy lifting has been done!!

This home has seen extensive renovations for the last 4 years, the majority of the big items have been checked off but there are still a few things left to do for the new owner to put their final finishing touches on. But you can move right in and finish those off at your own pace.

2 acres located 28 km east of Dryden, just passed the Sioux Lookout turn off makes this location ideal for any commuters. 1,075 sq.ft., 3 bedroom, 1 bath Bungalow with a detached 36' x 24' 2 car garage heated from the outdoor woodstove.

List of updates:

All windows including basement 2023

New exterior doors 2023

Siding (with 1 ½" comfort board), soffit & fascia 2024

200 amp panel 2025

Central air 2026

Water softener 2026

Outdoor wood stove 2022

Shingles 2017

Complete main floor (except bathroom) flooring, drywall, lighting, interior doors (steel beam added when living room/kitchen wall was removed, see pictures)

Brand new Kitchen with soft close doors & drawers, dimmable under cabinet lighting, farmhouse sink and butcher block countertops.

2 x 16 4 ply beam added to garage ceiling (see pictures)

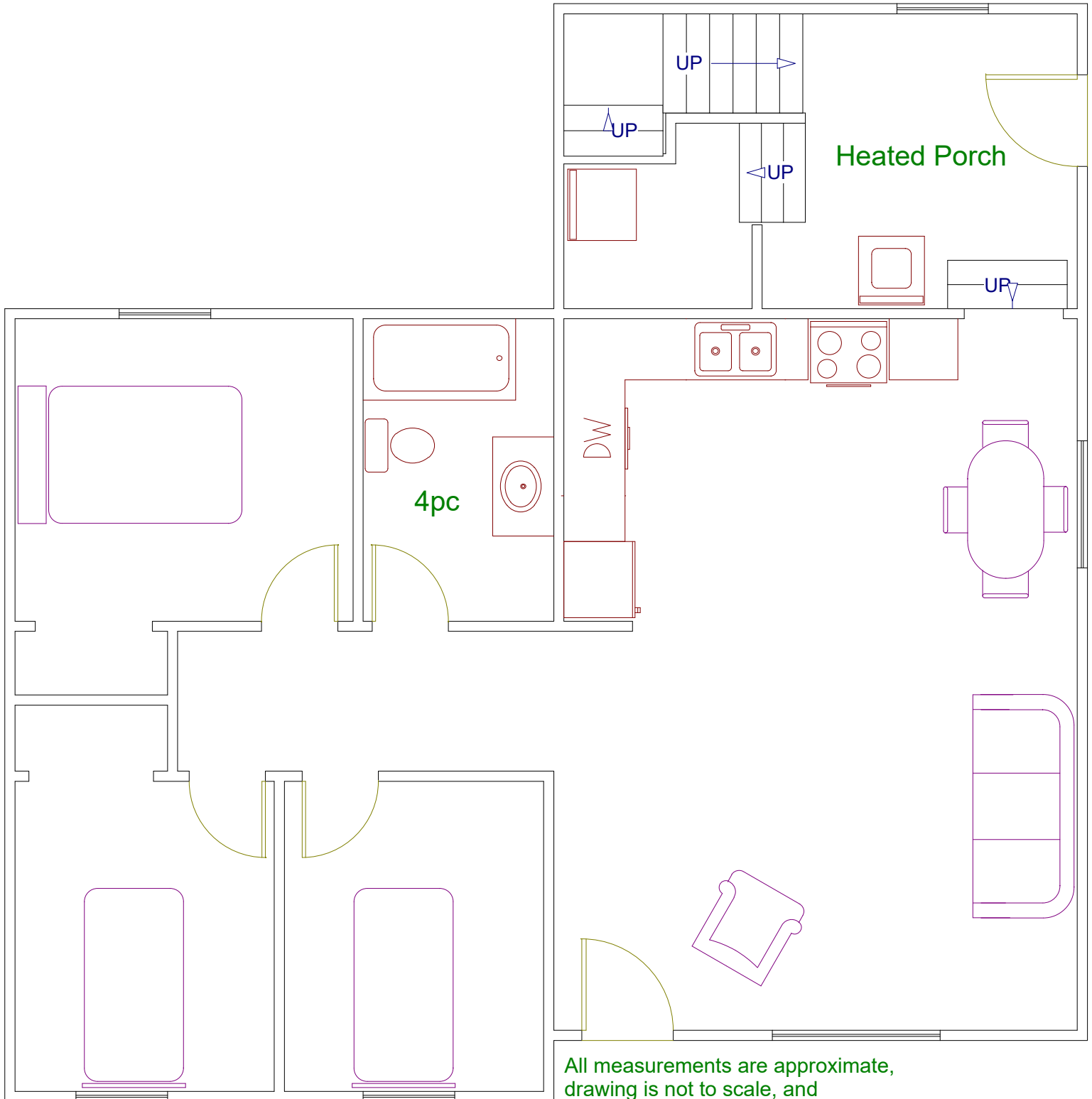
The list goes on...drive a little further and gain a bit more!! Come check it out for yourself, once you fall in love with the brand new kitchen you won't think about the longer drive 😊



R - 1525

7748 Highway 17 E, Dinorwic

L-shaped deck around to door



All measurements are approximate, drawing is not to scale, and furniture and appliances are for location only and not included in the purchase price.

PLAN 23R-8889

RECEIVED AND DEPOSITED

DATE MAY 14, 1993

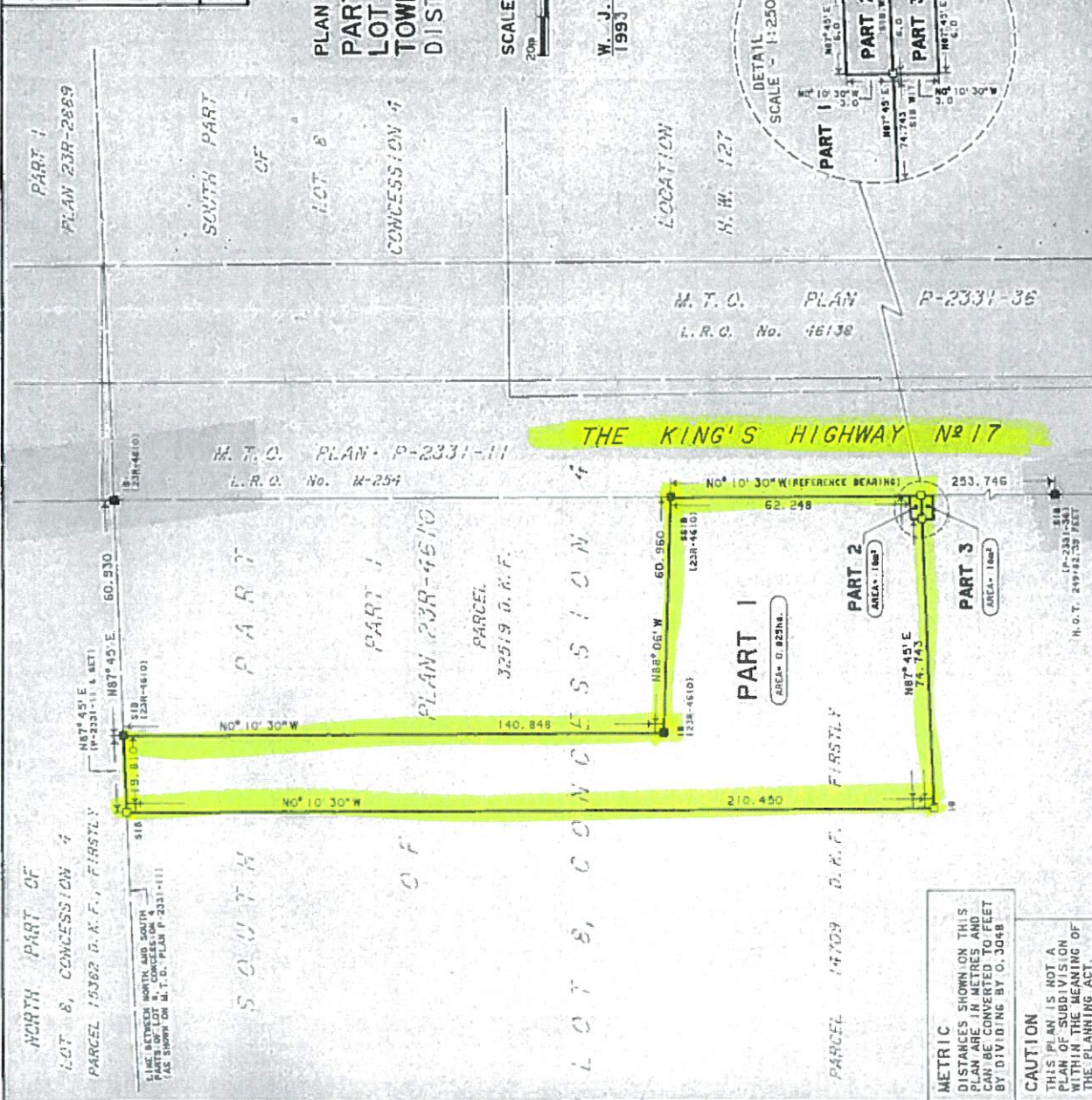
DEPUTY B. RICHARDS

LAND REGISTRAR FOR THE LAND TITLES DIVISION OF KENORA

DATE May 3 1993

J. Bowman, O.L.S.

PARTS 1, 2 AND 3 PART OF PARCEL 14703 D.K.F. FIRSTLY



SURVEYOR'S CERTIFICATE

I, THE SURVEYOR, CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.

2. THE SURVEY WAS COMPLETED ON THE 23RD DAY OF APRIL, 1993.

W. J. BOWMAN LTD.
ONTARIO LAND SURVEYORS
434 GOVERNMENT ST. (WY. 17) DRYDEN, ONTARIO
P.O. BOX 784 P6N 7Z4

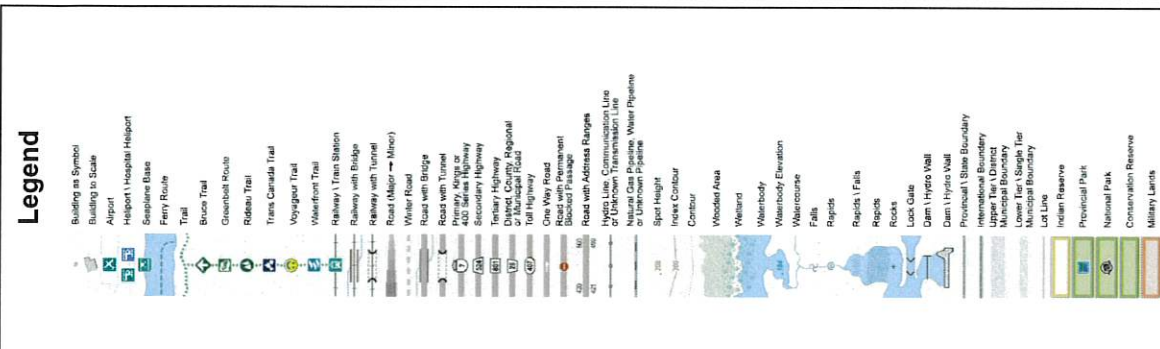
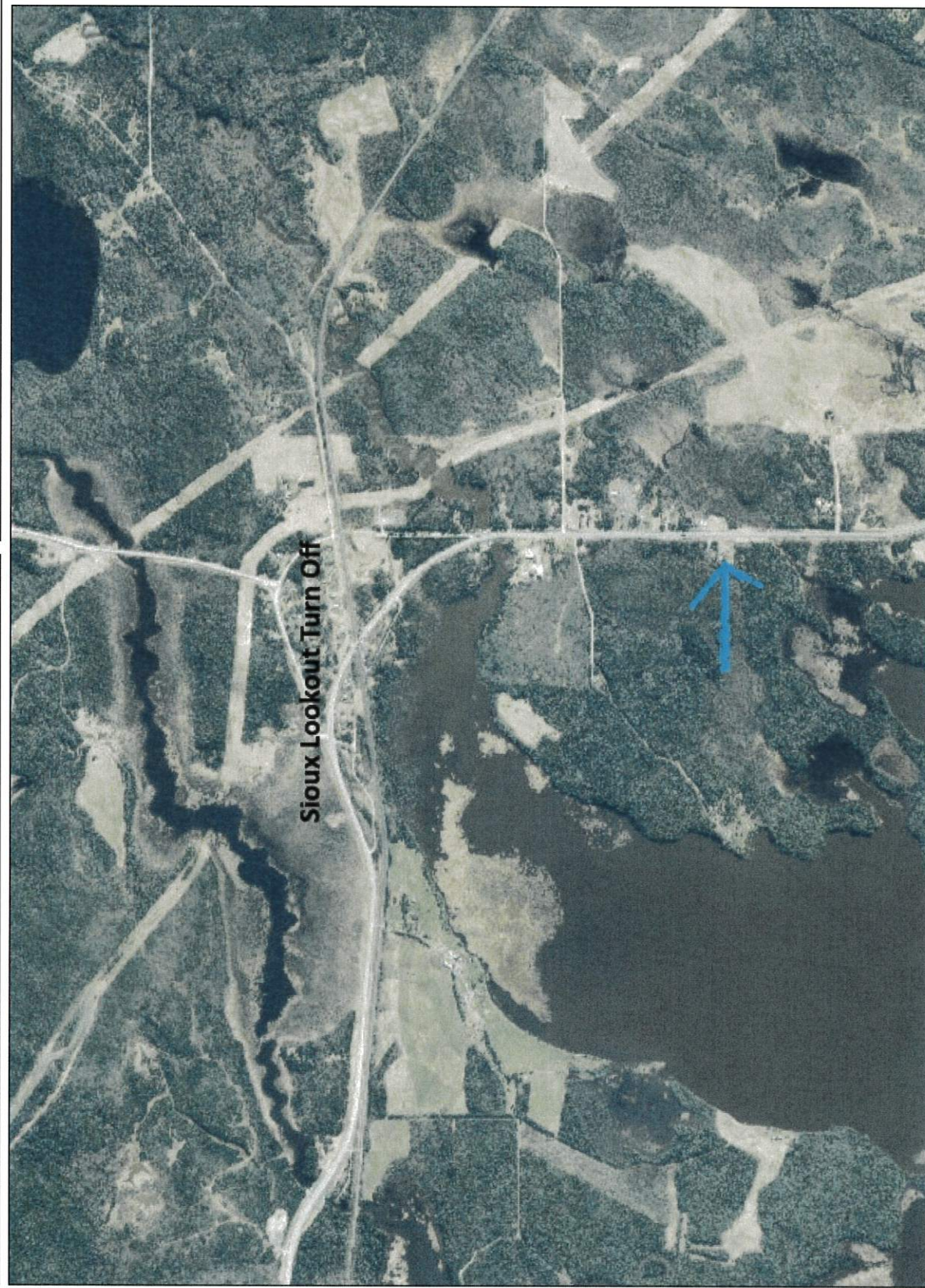
DRAWN BY: J.M.

CLIENT: J. BOWMAN LTD.

PLAN No. D4-816

DATE: May 3 1993

ONTOARIO LAND SURVEYOR



0 1.2 km

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