

Austin & Austin

Realty Brokerage

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\$405,000

**31 Mario Milanese
Place**

50' x 115'

This 1450 sq.ft.+/- family home is located in a very desirable residential neighbourhood. 3 + 1 bedrooms, 2.5 baths. Bright & spacious kitchen with patio door access to the deck. The master suite, walk-in closet, 3pc en-suite as well as deck access. Low level family room with a gas fireplace and wet bar, fourth bedroom, 2pc bath, 20' x 24' attached garage. Full fenced backyard. Central Air. Major appliances included.

Listing Sales Representative: Judy Grant H-1829

"Proudly Serving Dryden & Area Since 1947"

Living Room



Kitchen with dining area



Dining



Bedroom



Master Bedroom with patio doors to sundeck



3pc En-suite



Bedroom



4pc Bath main



2pc down



Bedroom down



Family Room Bar



Sundeck



List Price: \$405,000 **Address:** 31 Mario Milanese Place
File Number: H-1829 **Zoning:** Residential
Legal: PCL 37637, SEC DKF; LT 14, PL 23M811; S/T LT184451 & LT185494
Lot Size: 50' x 115' **Taxes:** \$5213.36 (2026)
House Size: 1450 sq.ft. +/- **MPAC Assessment:** \$257,000
Estimated Age: 1988 **Style:** Bungalow
Exterior Finish: Vinyl siding **Roof Cover/Age:** Shingles (2014)
Driveway: Paved **Window Style:** PVC
Foundation: PTW **Basement Size:** Full
Basement Finish: Family Rm w/Gas Fireplace, Bedroom, 2pc Bath, Laundry Rm, Office
Heat/Cost: F/A GAs **Plumbing:** mixed
H.W.T. Gas rental **Garage:** 20' x 24'
Panel: 200 **amp panel** **Consumption:** _____
Detached Units: _____
Septic System: City Services
Water System: City Services

Rooms	Bedrooms
Kitchen: <u>11'5" x 12'</u>	1: <u>12' x 16'</u>
Dining Room: _____	2: <u>10'5" x 12'</u>
Living Room: <u>13' x 22'</u>	3: <u>10'5" x 12'</u>
Other: <u>Family Rm 20' x 37' x irr down</u>	4: <u>11'5" x 13'</u>
Baths: <u>4pc, 3pc En-suite, 2pc down</u>	5: _____

Inclusions: Fridge, stove, washer, dryer.

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

31 Mario Milanese Place

Welcome to this very desirable neighbourhood. Well appointed 1450 sq.ft. +/- of above grade living, attached garage & more.

Warm and inviting as you arrive from the entry, into the view of the well designed living room. Constructed in 1988, offering 3 + 1 bedrooms, 2.5 Baths, one a 3pc En-suite.

Bright spacious kitchen with dining area. Patio doors from the dining area to the deck.

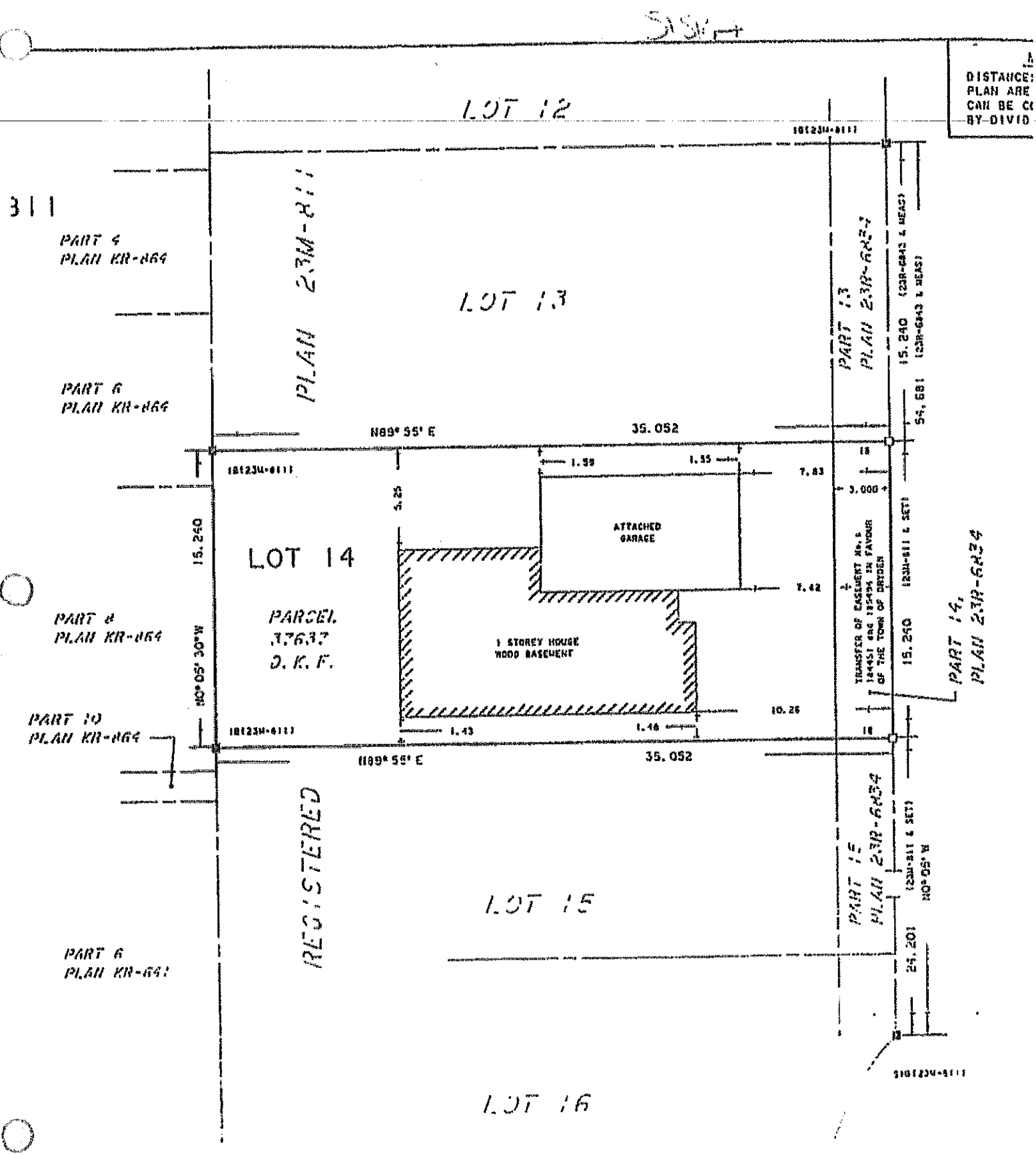
The Master Suite features a walk-in closet and a 3 piece en-suite with direct access to the deck.

A terrific family room with a gas fireplace and a wet bar. New flooring just completed throughout most of the downstairs, as well as one bedroom on the main level. A fourth bedroom, 2pc bath, a generous size laundry/utility room and an office or second storage room complete the lower level.

The attached garage with both a main door as well as a convenient basement entry. The deck recently sanded and stained allows a perfect place for entertaining.

Fully fenced backyard. A park with playground equipment a few blocks away. Explore the walking trail to Sandy Beach Ball Diamonds and soccer field close by. Central Air.

Fridge, stove, washer and (recently purchased dryer) will remain.



ST. CHARLES

DRIVE

