

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



\$295,000

**73 Goodall Street,
Dryden**

100' x 115'

This solid 1963 Bungalow, sits angled on the corner lot, with an attached garage. The functional layout, manageable size, and original condition, will appeal to those who want to make a home their own. This central location encourages walking to downtown, schools, the local clinic/hospital, & the City trails including Wabigoon Lake dock.

Listing Broker: Patty DeGagne H-1830

"Proudly Serving Dryden & Area Since 1947"

Backyard



Exterior & Backyard



South facing Living Room



South facing Dining Room



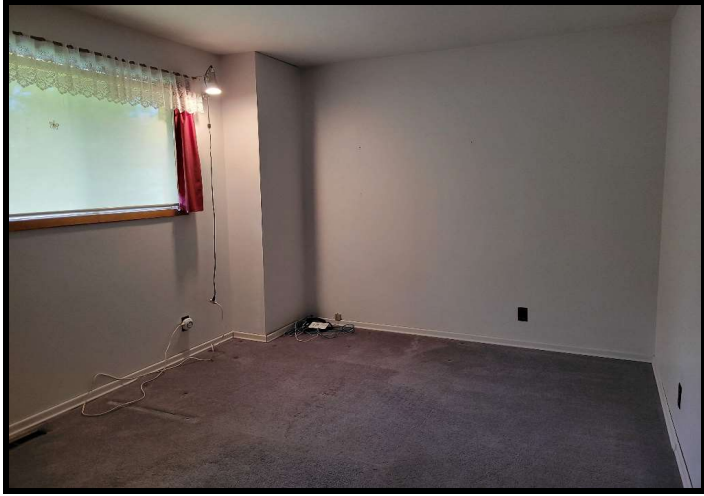
South facing Kitchen with an eating area built in



Good condition & "Retro" now, main floor bath.



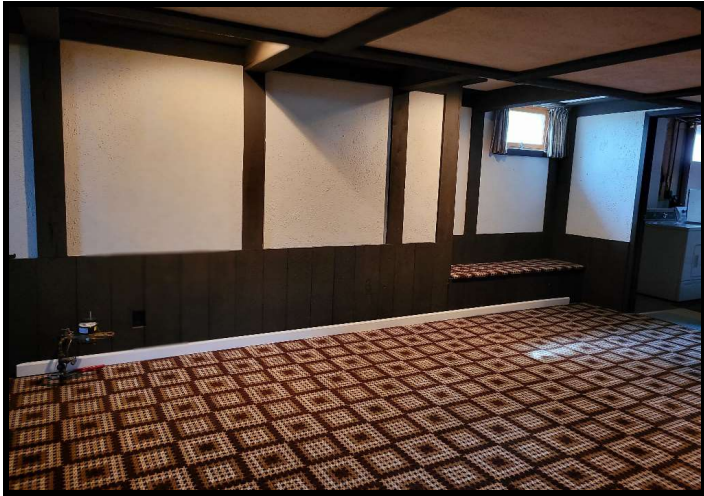
Primary Bedroom



Bedroom # two on the main floor.



Grand sized Recreation Room



continuation of the Recreation Room.



Separate Laundry Room with lots of storage.



Storage Shed in the backyard



List Price: \$295,000 **Address:** 73 Goodall Street, Dryden.
File Number: H-1830 **Zoning:** R-1 Residential
Legal: Parcel 23749, SEC DKF; Lot 6, Plan M373, City of Dryden.
Lot Size: 100' x 115' corner lot **Taxes:** 2026 \$3225.39
House Size: Irr. Shape 1100 sq.ft. +/- **MPAC Assessment:** \$159,000
Estimated Age: 1963 Built **Style:** Bungalow
Exterior Finish: Brick & vinyl siding **Roof Cover/Age:** Shingles/May 2021
Driveway: Poured concrete drive **Window Style:** Glass sliders
Foundation: Concrete blocks **Basement Size:** Full basement
Basement Finish: Recreation Room, Bedroom, 2pc. Bath, Laundry, utility, storage rooms.
Heat/Cost: F/A Gas (Furn.01/2000) \$1700 Approx. **Plumbing:** Mixed
H.W.T. Rental/gas/Reliance **Garage:** Attached, single car, 14'6 x 22'
Panel: 100 **amp panel** **Consumption:** \$1000 approx.
Detached Units: Storage Shed
Septic System: Municipal Services, metered
Water System: Municipal Services, metered

Rooms **Bedrooms**
Kitchen: 10'6 x 13' **1:** 10'4 x 12'10
Dining Room: 10'6 x 9'10 **2:** 10'4 x 12'10
Living Room: 12'3 x 19'6 **3:** Dn. 9' x 12'
Other: Main floor spare room 7'6 x 12'8 **4:** _____
Baths: 4pc. Main Floor + 2pc. Down **5:** _____
Inclusions: Kitchen Fridge & Stove, Clothes Washer & Dryer, "as is where is" condition,
All window coverings.

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

73 Goodall Street, Dryden.

H-1830

Estate Sale, possession is subject to probate and otherwise, as soon as possible.

This 1963 bungalow has great curb appeal and shows the love of a caring home owner.

Facing Southeast, the Kitchen, Dining Room and Living Room each offer living spaces separate from each other while being inviting to family and friends.

Along the backside of the home are the two main floor bedrooms with a full bath between. A third bedroom or spare room is accessible from the Living Room.

The basement provides a lot of living space and storage options as well.

The Recreation Room is large enough to host a seating area and games area.

There's a fourth bedroom and two-piece bath downstairs.

The Laundry room and separate utility room will satisfy a lot of storage.

Nicely landscaped, 100' x 115' corner lot, with ditching & weeping tile for good drainage.

Concrete Drive, garage floor, and sidewalk were professionally done in 2002.

There's a sheltered entrance from the attached garage to the back door entrance of the home.

Please NOTE, the Living Room Fireplace (wood burning) has not been used for some time and may need maintenance or repairs. There was a gas fireplace downstairs, which was removed just a few years ago.

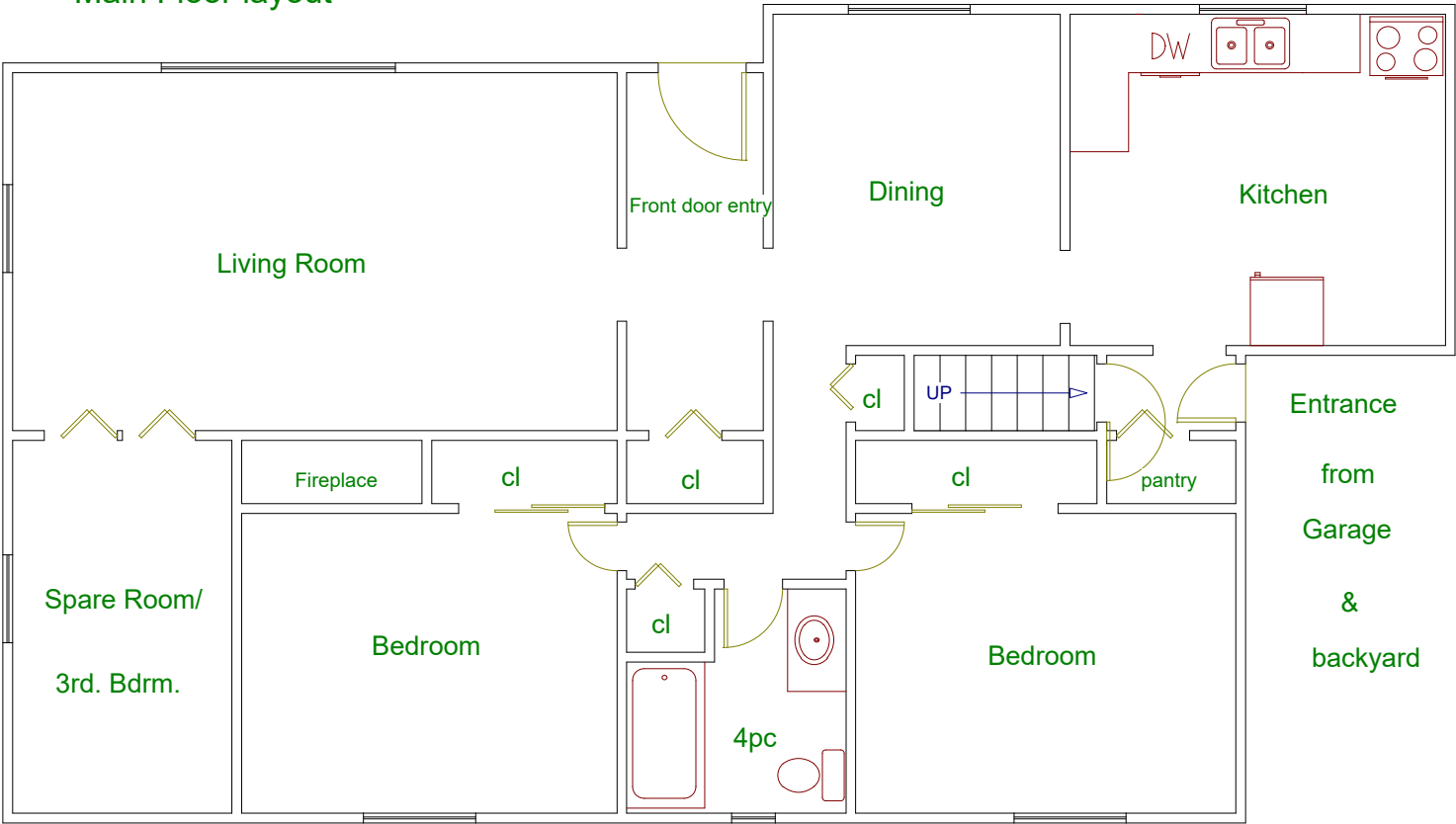
The watermark on the Living Room ceiling was prior to the new shingles in 2021.

The most recent home owner purchased in 1998 and had the basement dug, with new weeping tile in that year. The Furnace is known to be changed in the year 2000 and has always been maintained and inspected.

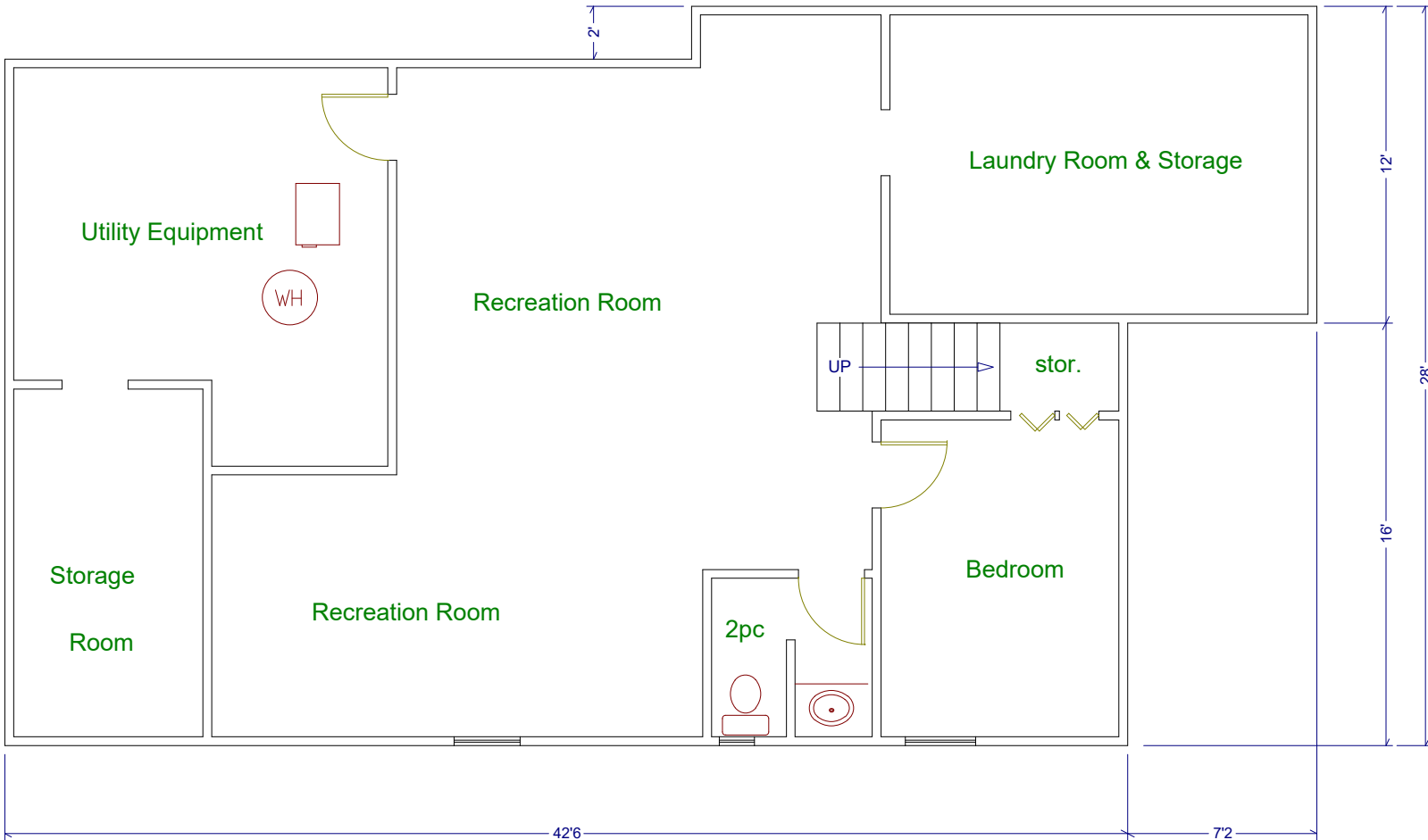
In 2021, Hoover Electric upgraded the electrical panel, breakers and grounding, with a new meter base & stack.

Appliances on site will remain with the home, "as is where is" condition.

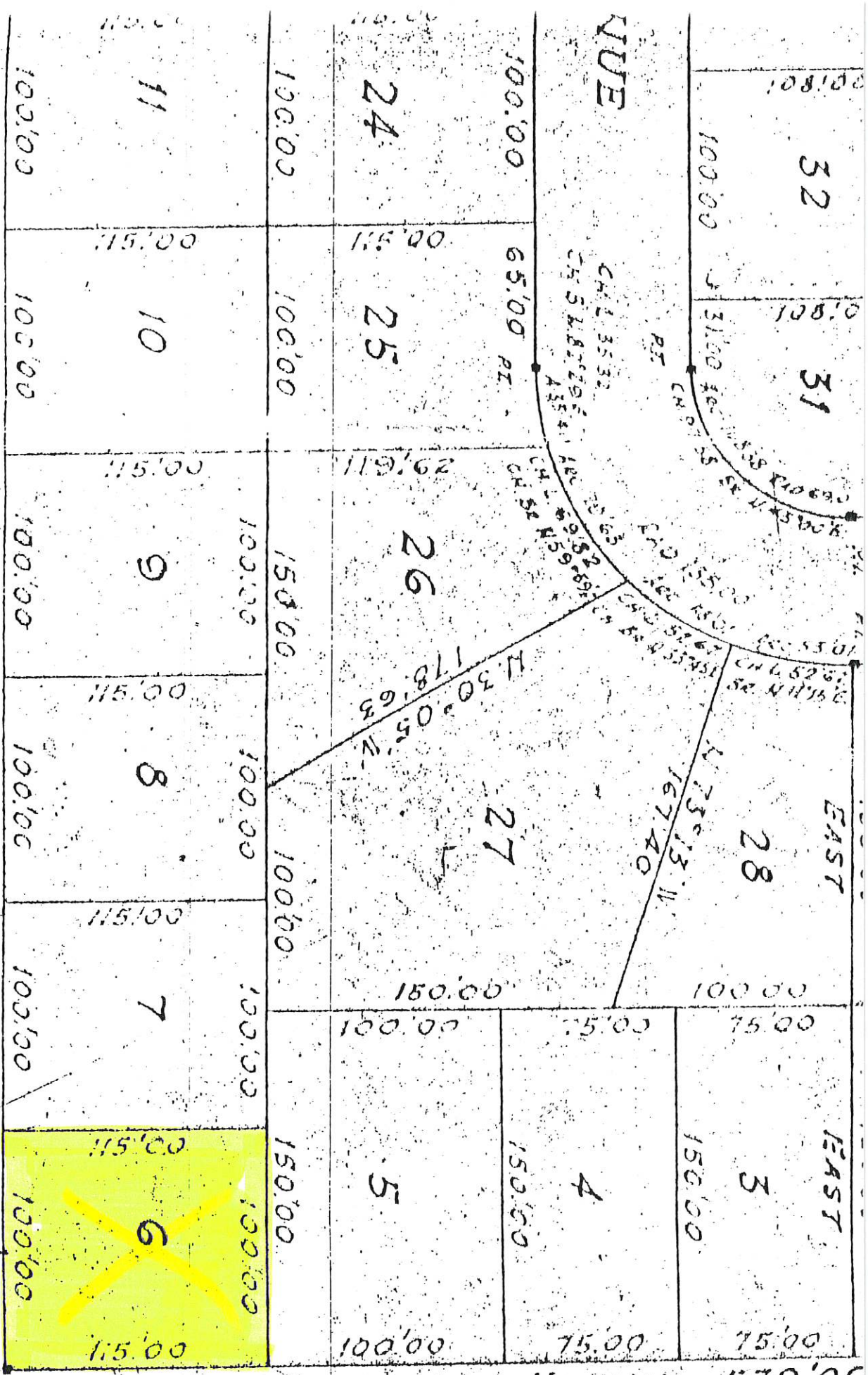
Main Floor layout



Measurements are approximate.
Floor Plan not to scale.



STREET



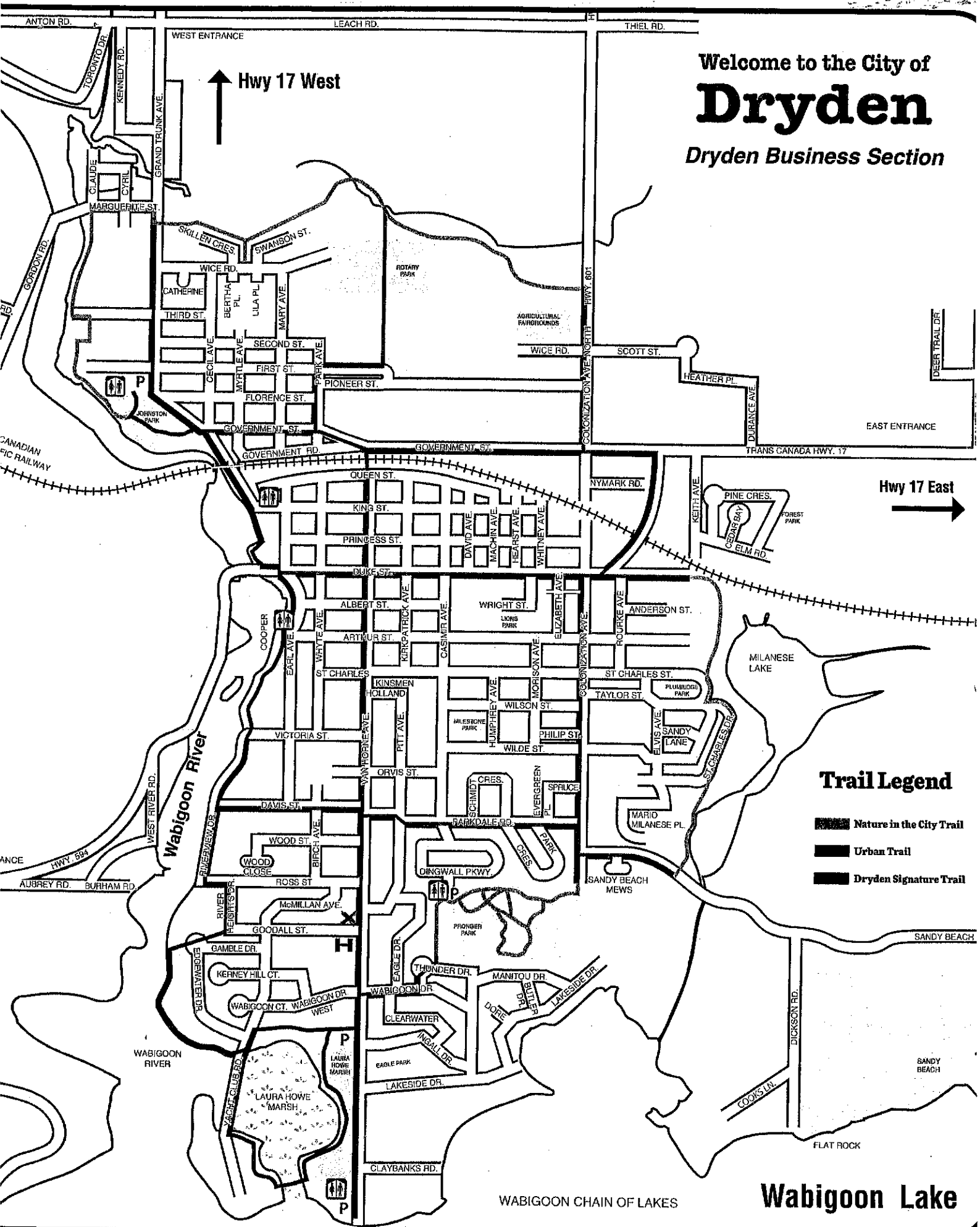
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Welcome to the City of
Dryden
Dryden Business Section

Hwy 17 West
↑

Hwy 17 East
→

Wabigoon Lake