

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



\$324,900

66 Ross Street

**75' x 146'
corner lot**

The long time owners are ready to turn over keys to a new family who will love and enjoy this home, as they have. Prime residential location, the home sits on a corner lot with a triple car attached garage. Enter at ground level to a large Family Room. Traditional main floor with Living Room, Kitchen, 3 Bdrms and a 4pc. bath. Partially finished basement with a 3pc. bath. Bring your ideas and talents to make this your home of choice.

Listing Broker: Patty DeGagne H-1831

"Proudly Serving Dryden & Area Since 1947"

Backyard with uni-stone patio & 3rd garage door



Ross Street facing



Family Room and main entrance.



Spacious Living Room with oak hardwood flrs.



Four piece, main floor bath.



Large window and south exposure into Kitchen



three piece bath in the basement



Large Recreation Room with large window.



Potential for a 4th bedroom with a large window.



All appliances including W & D & upright freezer



List Price: \$324,900 **Address:** 66 Ross Street, Dryden, ON
File Number: H-1831 **Zoning:** Single family residential dwelling
Legal: PIN 420870020, Lot 30, Plan M373, Parcel 23559, Dryden.
Lot Size: 75' x 146' corner lot **Taxes:** 2026 \$3245.67
House Size: 48'6 x 28' irr = 1240 main fl. **MPAC Assessment:** \$160,000
Estimated Age: 1963 and 1992 **Style:** Bungalow
Exterior Finish: Vinyl siding & brick **Roof Cover/Age:** Shingles/unknown
Driveway: Uni-stone drive, double wide parking **Window Style:** Pvc/
Foundation: Concrete Block **Basement Size:** 930 sq.ft.+/-
Basement Finish: Partition walls for a Recreation Room & potential development
Heat/Cost: 2017+/- Furnace, \$890+/- past year **Plumbing:** Mixed
H.W.T. Rental, Reliance, Gas **Garage:** Attached Double + a Single (3 vehicles)
Panel: ** **amp panel** **Consumption:** \$1080+/- past year, with Central Air
Detached Units: Uni-stone patio in the backyard.
Septic System: Municipal Services, metered
Water System: Municipal Services, metered

Rooms **Bedrooms**
Kitchen: 10'4 x 12'4 irr. **1:** Primary 9' x 10'6 irr
Dining Room: **2:** 12' x 9'
Living Room: 15' x 15'6 **3:** 12'6 x 8'6
Other: Main floor Family Rm. 12' x 25' **4:**
Baths: Main fl. 4pc + 3pc downstairs **5:**
Inclusions: Kitchen fridge & stove, clothes washer & dryer, upright freezer.
** "RTL" has been contracted to upgrade the electrical panel

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

66 Ross Street, Dryden.

H-1831

You hear this, you know this...Location, Location, Location! Ross Street has been a sought-after Street to call home, for many years going back.

This is a corner Lot, fronting on Ross St. and McMillan Ave.

The uni-stone driveway allows double wide parking and access into the garage. There's also a very large uni-stone patio in the backyard.

Not many properties offer parking for three vehicles within the protection of the garage(s). Perhaps it's seasonal vehicles that you would like to keep inside and out of the elements. There are two vehicle doors at the driveway, and a third, from the backside garage and into the backyard.

The home looks to be very well built in 1963. A second building permit was taken in 1992 for the construction of the ground level Family Room and attached Garages. This additional living space continues to be a great compliment to the home today.

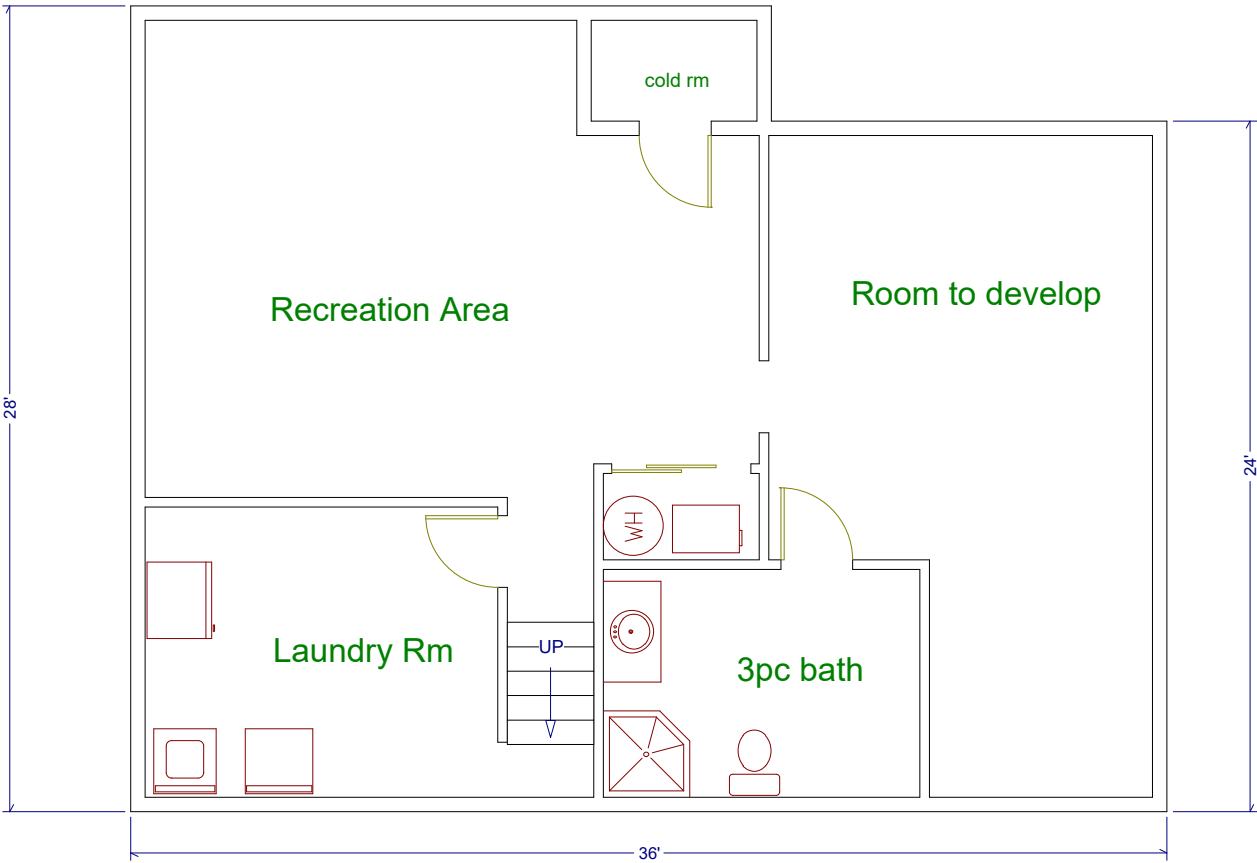
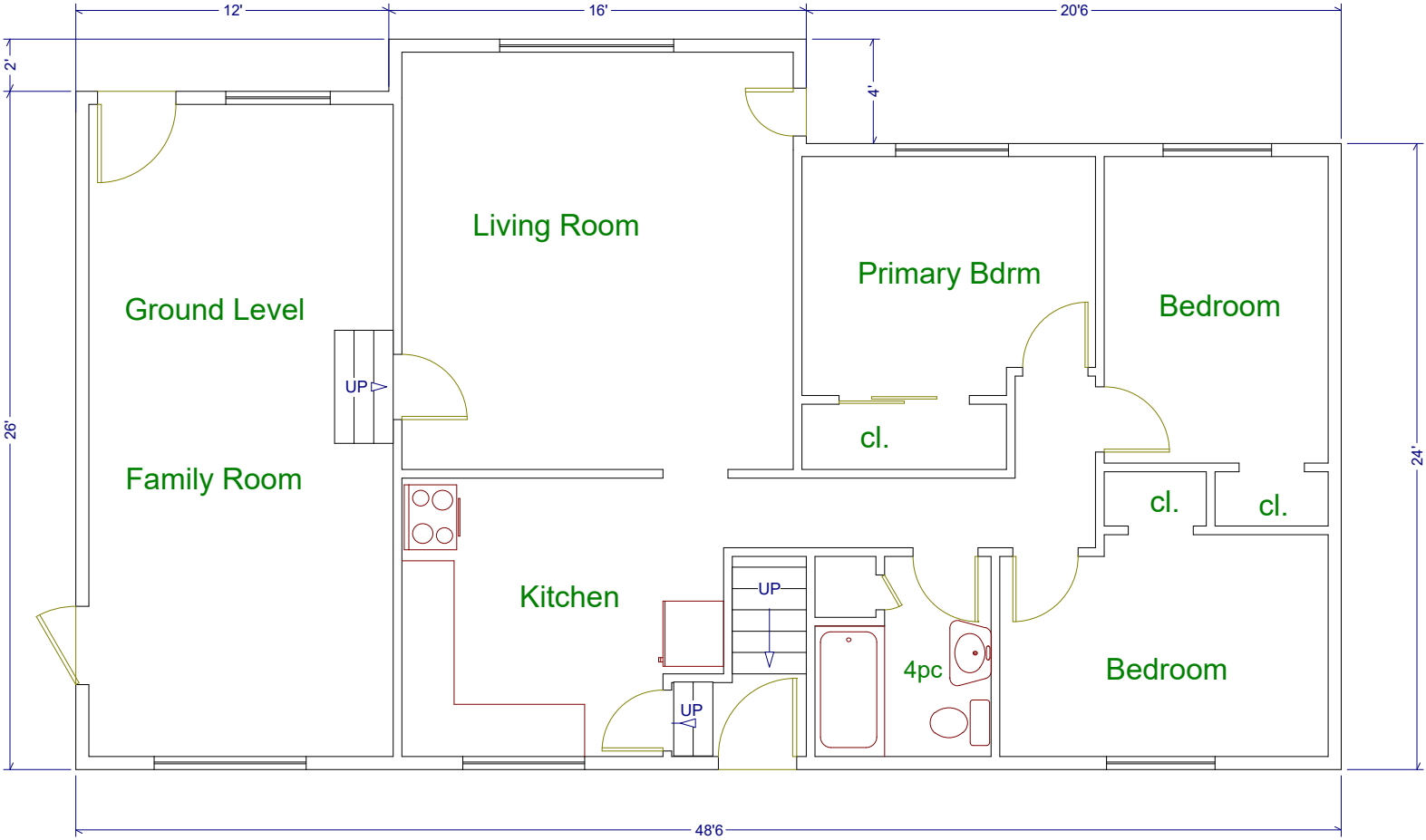
Great curb appeal and exterior upgrades include newer windows and vinyl siding which compliments the brick, and roof shingles that appear to be "newer".

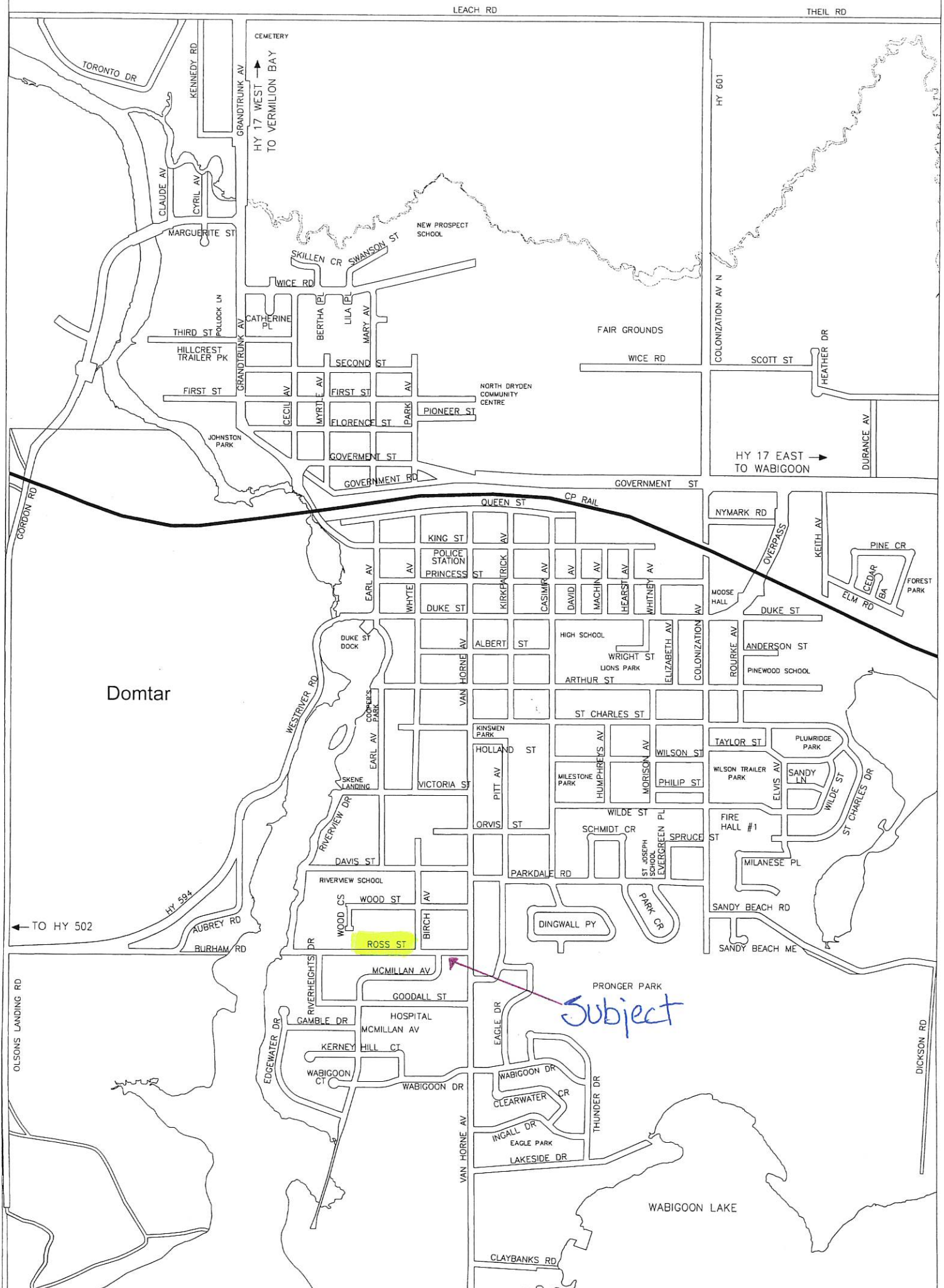
The interior layout is quite traditional. The Living Room is on the Street side, Kitchen to the backyard, three bedrooms & the bathroom down the hall.

Pre-engineered, oak hardwood, line the Living Room and hallway floors, with tile in the Kitchen. The family room and bedrooms will be the choice of the new home owner.

The basement has partition walls for a Recreation Room and Laundry room. Otherwise, the perimeter walls are insulated and covered. There's a 3 piece bath & room for another bedroom.

These longtime home owners are ready to turn over the keys to a new family who will love and enjoy it as they have. Bring your ideas, your style and your skills, to make this your home of choice.





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Subject

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