

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



\$489,900

**257 McMillan
Crescent**

approx. 1.94 Ac

Enjoy your first Christmas in this beautiful home and property! Move-in ready, with modern comforts, and all the living spaces, to satisfy the whole family! Beautiful custom Kitchen, sunken Living Room with a stone front & wood burning fireplace, 3 main floor bedrooms & 3 baths! Finished Recreation Room, exercise room, spare Bedroom & lovely Laundry room! Spacious 2.5 car garage & parking for "toys". Convenient country location! Listing Broker: Patty DeGagne R-1528

"Proudly Serving Dryden & Area Since 1947"

South facing Sundeck with a Gazebo for shelter



Circular driveway with lots of parking area!



Detached, 2.5 car garage, insulated int. & doors.



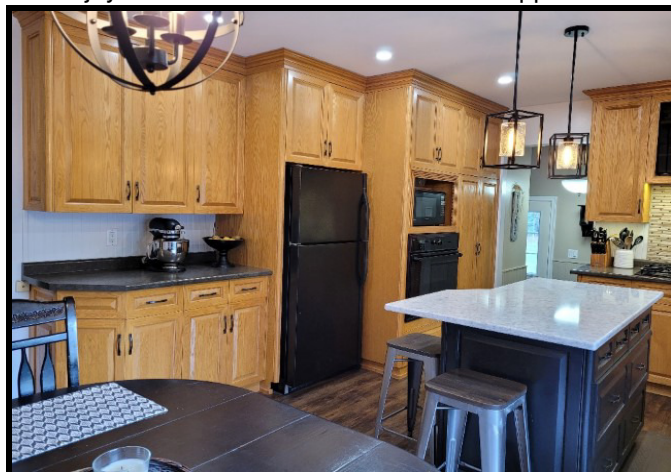
Backyard privacy, fire pit & wooded area.



Custom Kitchen with seating options & patio dr.



Enjoy an abundance of cabinets & b.i. appliances



Living Rm with Fireplace & corner windows!



Help yourself to a Coffee &/or beverage!



Master Bedroom



One of three, main floor bedrooms



Large Recreation Room...



This exercise maybe a bedroom instead.



En-suite bath with walk-in shower.



second of three, main floor bedrooms



Enjoy serving your family & friends!



Beautiful Laundry Room!



List Price: \$489,900 **Address:** 257 McMillan Crescent, Dryden.
File Number: R-1528 **Zoning:** Rural Residential
Legal: PIN 420880492, Parcel 32069, Lot 10, Plan M711, Dryden.
Lot Size: Approx.. 1.94 acres, irregular shape **Taxes:** \$4300.52 - 2026 final
House Size: 28' x 48' = 1344 sq.ft. approx. **MPAC Assessment:** \$212,000
Estimated Age: 1979 **Style:** Bungalow
Exterior Finish: Siding and stone **Roof Cover/Age:** Shingle/2016
Driveway: Circular driveway **Window Style:** 2001 PVC triple
Foundation: Poured concrete **Basement Size:** 1344 sq.ft.
Basement Finish: Recreation Room, Exercise rm, spare Bdrm, Laundry Rm, & utility Rm.
Heat/Cost: 02/26 F/A Gas Furnace - \$956.78 past yr. **Plumbing:** mixed
H.W.T. 2025 HWT/owned/gas **Garage:** Detached, Double+, insulated, elec. heat
Panel: 200 **amp panel** **Consumption:** \$1261.37 past yr., with central air cond.
Detached Units: Storage shed
Septic System: July 1993 septic certificate on file
Water System: Past records show 172' Drilled Well

Rooms **Bedrooms**
Kitchen: 18' x 12' with an Island & eating area **1:** Primary 12'6 x 11'6
Dining Room: **2:** 11'4 x 10'4
Living Room: Sunken Lrm 19' x 13' with Fireplace **3:** 11'4 x 10'4
Other: Recreation Room 12'6 x 22'6 with dry bar **4:** Spare Bdrm down (no window)
Baths: Main Bath 4pc., En-suite 3pc, Entrance 2pc. **5:** Exercise Rm down 15'9 x 10'9
Inclusions: Kitchen built-in oven, countertop elements, dishwasher; fridge, clothes
Washer & Dryer, bar fridge, central vac attachments; Gazebo, Starlink dish.

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

R-1528

257 McMillan Crescent, Dryden.

You may be enjoying your first Christmas in this beautiful home and property!

Move-in ready, with modern comforts and all of the required living spaces, to satisfy the whole family!

A generous 1344 square feet on the main floor, doubles its living space with a finished basement.

Enter the home to a large foyer with a convenient two piece bath for those coming and going.

The Kitchen is lined with beautiful custom cabinets, including a centered island and built-in appliance. The eating area allows a dining table set for 6 to sit around with a patio door to access the sundeck.

The sunken Living Room is complimented with a beautiful and wood burning fireplace, and windows on each corner. Hang your stockings & pour the hot chocolate! There's a "coffee bar" built into, what was, a closet!

Completing the main floor, three bedrooms, a four-piece bath, plus a three piece en-suite. This makes for 3 bedrooms and 3 bathrooms on the main floor!

Equally inviting with quality finishing, the lower level is sure to keep the family home and happy. The Recreation Room has a featured serving bar complete with a fridge. The "exercise room" allows for plenty of equipment and can be private to the living area. There's a "spare bedroom" for the teens or the family who come to visit. You must see the Laundry room! There's room to pile/sort/hang and store your bulk shopping items.

Keep your vehicles and/or recreational vehicles inside!! This Garage holds two vehicles plus! It's insulated, with newer insulated double doors, electric heat and the shingles were replaced in 2022.

The property is nicely landscaped with a naturally wooded area to the South. There's a circular driveway and plenty of room for guest parking and seasonal equipment.

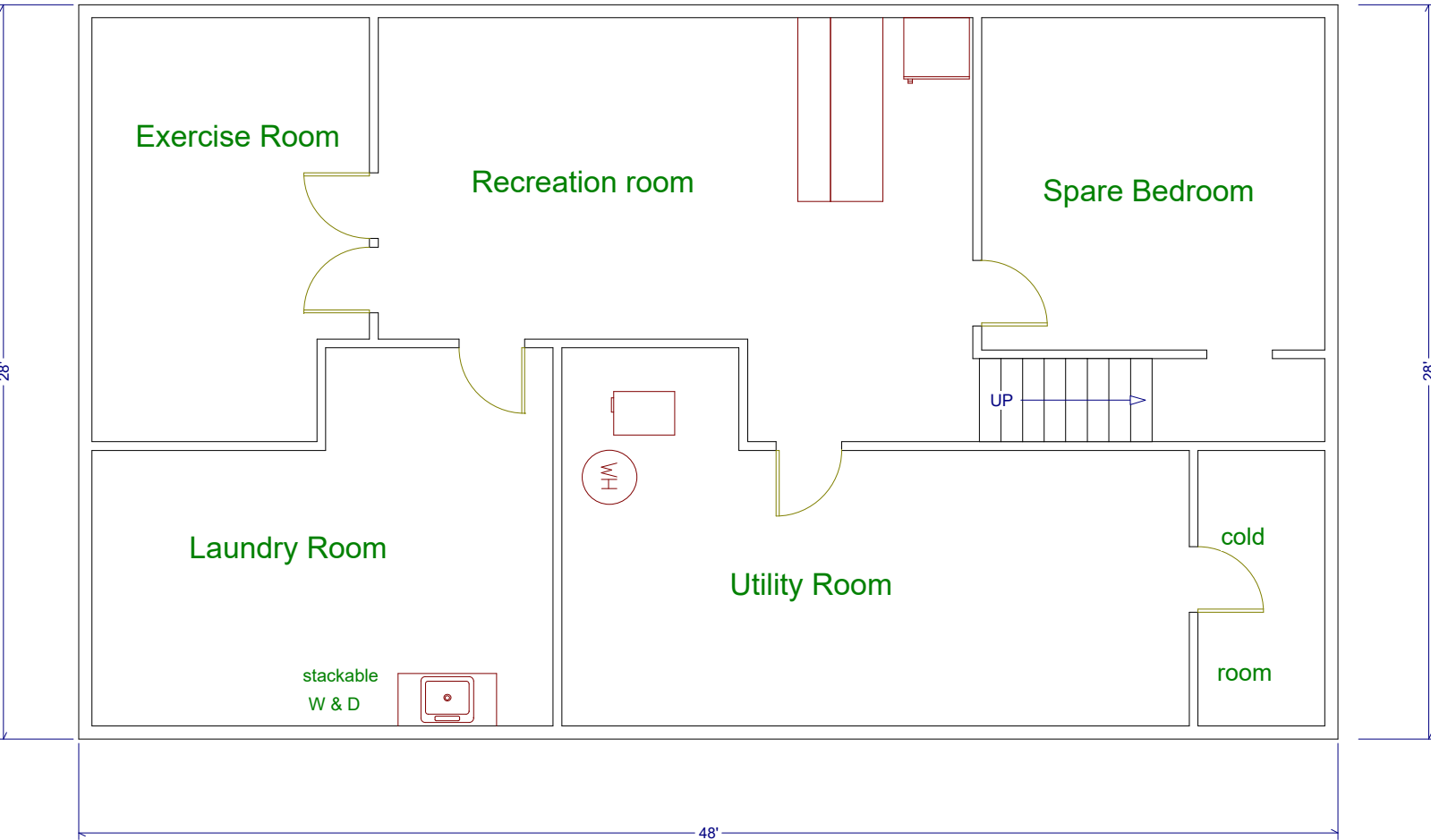
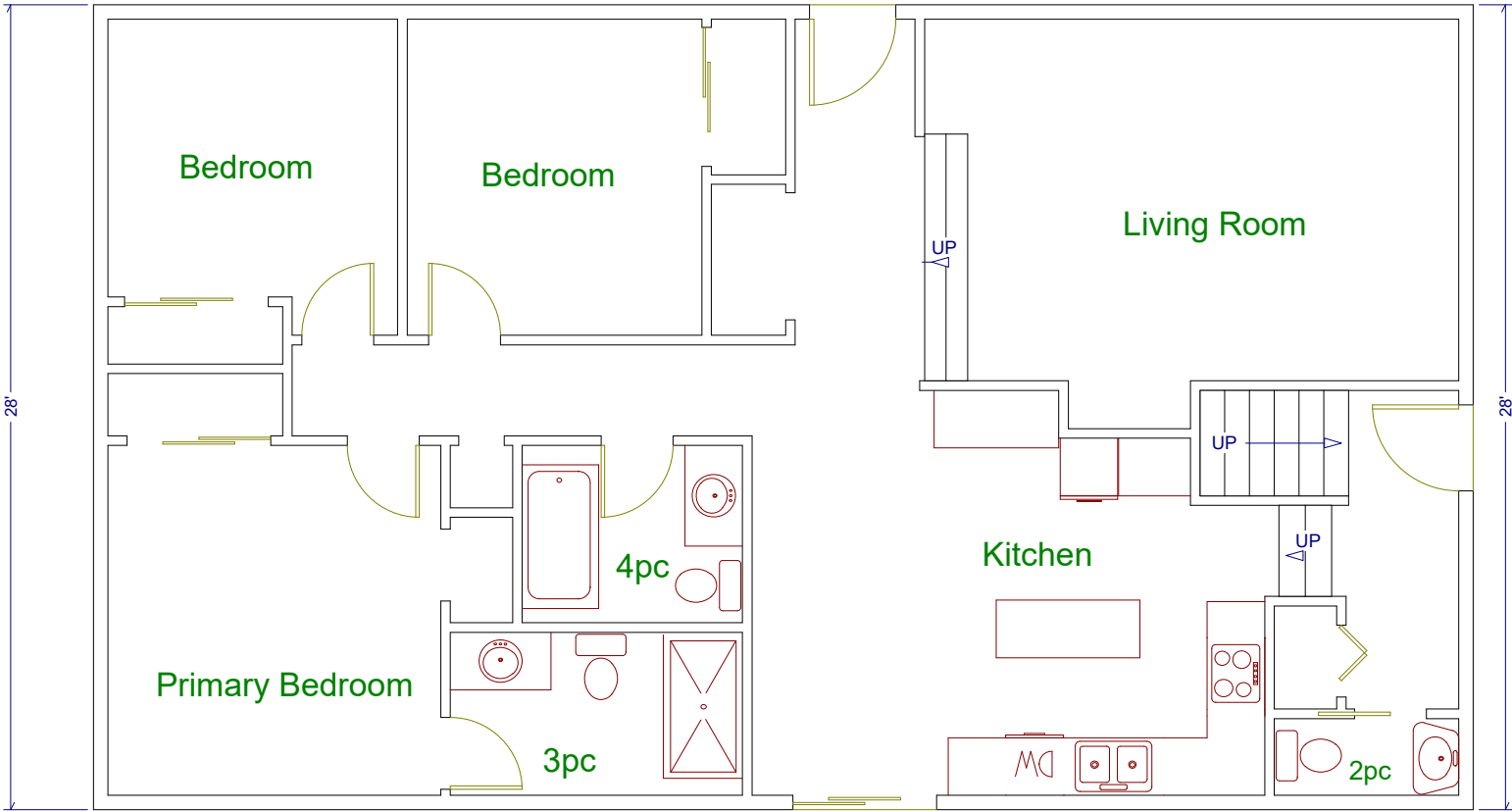
Excluded: the mats on the floor in the exercise room and any tools or equipment in the garage.

The “Sandy Beach Road” area is as convenient as you can ask for, to be in the rural area! Mainly local traffic, with immediate access into Dryden or the Trans-Canada Highway.

Recreation is abundant! Enjoy immediate access to Wabigoon Lake, Sandy Beach Park, for play and swimming, the Dryden Golf Club, Soccer pitches and baseball diamonds. You’ll see the local folks walking, running & biking throughout the area.

This is a School bus route, with City Garbage and Recycle pickup.

Bring your family to 257 McMillan Crescent for a quality home and lifestyle.



VENUE, REGISTERED PLAN M-432
OWN AS SANDY BEACH ROAD

LOT 10,
REGISTERED
TOWNSHIP OF
MUNICIPAL TOWNSH
DISTRICT OF KE

SCALE - 1 : 500



W.J. BOWMAN LTD.
ONTARIO LAND SURVEY
1996

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC A
THE EAST LIMIT OF LOT 10, 1
PLAN M-711, HAVING A BEAR

METRIC

DISTANCES SHOWN ON THIS
AND CAN BE CONVERTED TO
BY 0.3048.

LEGEND

□ DENOTES A PLANT
 ■ DENOTES A FOUND
 SIB DENOTES STANDARD
 IB DENOTES IRON BAR
 O.K.F. DENOTES DISTRICT
 U.P. DENOTES UTILITY P

CLIENT

THIS REPORT WAS PREPARED
AND THE UNDERSIGNED ACC
FOR USE BY OTHER PARTIES

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
THE FIELD SURVEY REPRESENTS
COMPLETED ON THE 24th

June 4 1996

DATE _____

© Copyright Jim



W. J.
ONTAE

434 GOVERNMENT ST.
P.O. BOX
PHONE: (807) 223-59

DRAWN BY: KT CHECKED BY: KT	CLIENT:
JOB No. 3338	F.N. No.

PART 1 PLAN KR-933

ELSIE

AVENUE

FD.S.L.B. (KR-141)

