

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



\$419,000

**305 Van Horne
Avenue**

75' x 200'

This property checks all the boxes! Pride of Ownership evident throughout, 1,187 sq.ft., 3 bedroom, 2 baths, 3 season sunroom. Fabulous garage. 10' ceilings, gas heat, RV & welding plugs. Attached carport offers an abundance of room to park all your treasures. Circular driveway allows room for everyone arriving & more! Major appliances included!

Compressor and Generator presently in garage.

Listing Sales Representative: Judy Grant H-1832

"Proudly Serving Dryden & Area Since 1947"

Dining room



Kitchen with large pantry & breakfast counter



Living room



Master bedroom



4pc Bath main



Sewing room/Bedroom



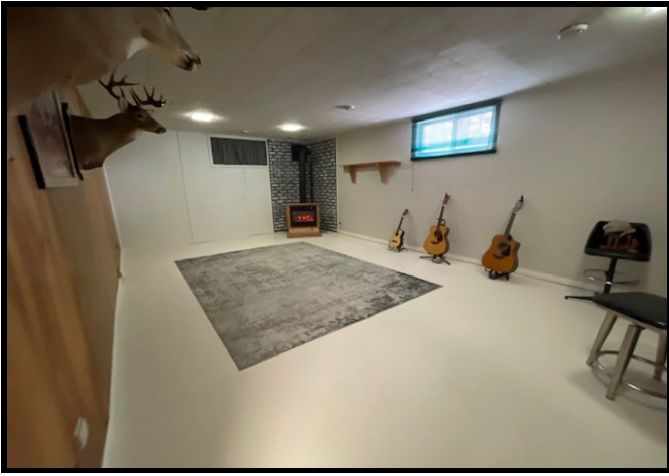
3 Season Sunroom



Backyard



Family room



4pc Bath down



Craft room



Utility/storage



Storage room



Storage



Generator in garage



Compressor in garage



Garage with carport



Attached carport



Garage interior



List Price: \$419,000 **Address:** 305 Van Horne Avenue
File Number: H-1832 **Zoning:** Residential
Legal: PCL 23632, SEC DKF; PT BROKEN LT 3, CON 4, VAN HORNE PT 1, KR210
Lot Size: 75' X 200' **Taxes:** \$4158.52 (2026)
House Size: 1187 sq.ft. +/- **MPAC Assessment:** \$205,000
Estimated Age: 1962 (addition '05) **Style:** Bungalow
Exterior Finish: Vinyl siding **Roof Cover/Age:** Asphalt shingles
Driveway: Gravel, paved under carport **Window Style:** Vinyl
Foundation: Poured concrete & block **Basement Size:** Full
Basement Finish: Family Rm, workshop, 4pc bath w/Jacuzzi, laundry, storage
Heat/Cost: F/A Gas \$1303.53/yr **Plumbing:** CU/ABS
H.W.T. Gas Rental \$583.92/yr **Garage:** 24' x 30' heating lean to both sides
Panel: 200 **amp panel** **Consumption:** \$1325.02/yr includes central air
Detached Units: Storage shed
Septic System: City services
Water System: City services

Rooms **Bedrooms**
Kitchen: 10'8" x 9'4" **1:** 12'3" x 10'8" Master
Dining Room: 17'6" x 11'4" **2:** 12'5" x 8'2"
Living Room: 14'9" x 14' **3:** 14'9" x 8'2" office/bedroom
Other: _____ **4:** 3 season sunroom 11'3" x 9'6"
Baths: 4pc main, 4pc down **5:** _____
Inclusions: Fridge, stove, washer, dryer, 1 Upright freezer.
Generator & Compressor presently in garage.

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

H-1832

305 Van Horne Avenue

This property checks all the boxes! Pride of ownership evident throughout the entire property.

This 1,187 sq.ft., bungalow, originally built in 1962 with an addition in 2005. The main level offers 2/3 bedroom, 4pc baths, as well as a 3 season sunroom with a view of the backyard.

Large separate dining room, crisp white kitchen cabinets with large pantry as well as a convenient breakfast bar. Attractive arched window over the sink. A unique pass through the entrance in case you forgot your keys. Bright spacious living room with an abundance of natural light.

The lower level of the home will provide plenty of storage, as well as a great entertainment space with a family room with electric fireplace. There is a gas hook-up as well as an approved chimney if one desired to convert to gas. 4pc bath with a Jacuzzi soaker tub, utility room, spare room and a craft room/workshop are with plenty of counter space as well as cupboards.

The exterior of the home has a full length carport, allowing protection to park your vehicles as well as allowing covered access to the home.

24' x 30' detached garage, heated with natural gas with lean-tos on both sides ideal for boat, ATV's etc. 10' ceilings, 2-8' doors as well as a 7' door off to the side for easy access.

Conveniently located a short distance to the Dingwall Clinic, Dryden Regional Health Centre and the Government dock to launch your boat.

Weeping tile around the perimeter completed at the time the addition was added with sump pump in 2005.

Shingles on home 2019. Garage 2023.

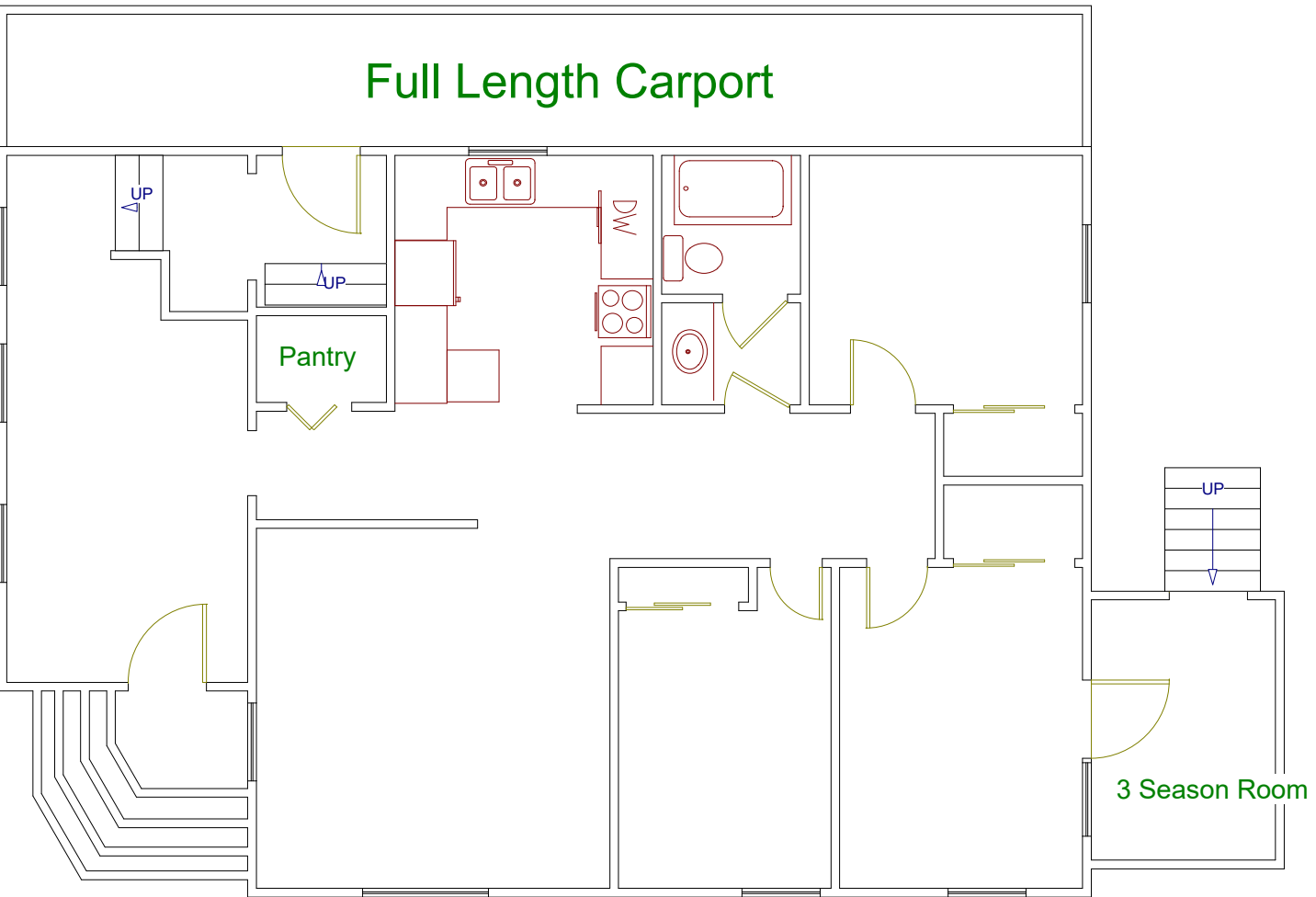
Additional features in the garage:

- *Outside RV plugins
- *2 welding plug-ins
- *Wired originally with plenty of outlets
- *Air compressor and Generator included
- *Attached storage with outside access
- *Fully insulated

305 Van Horne Avenue

H-1832

Full Length Carport



3 Season Room

Workshop/Gun Room

WH

Elec Panel

Sump Pit

Furnace

Storage

Lower Level

Furniture & appliance are not included, for display purposes only. Measurements are not to scale, for illustration purposes only.

Dryden Realtors GIS Application



8/17/2020, 5:40:53 PM

- Streets
- Easements
- Properties Dryden Imagery 10cm (2012)
- Green: Band_2
- Blue: Band_3
- Red: Band_1

1:2,257

0 0.01 0.03 0.04 0.05 mi

0 0.02 0.04 0.07 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Esri, HERE, Garmin, NGA, USGS, NPS | City of Dryden | Hydro One | Union Gas |