

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



\$449,900

**3523 Richan Rd,
Britton Twp.**

**approx. 92
Acres**

Imagine that you can be in nature's bounty within ten minutes of Dryden, on well travelled & paved Roads, within the unorganized territory. Situated on the luxury of just over 90 acres, you'll find this inviting and cozy log home. Perhaps "just the right size" with an open concept Kitchen, Living, Dining area, & m.fl. bedroom. Upstairs to the primary bedroom loft which is open to the m.fl. living areas. 1.5 baths and a partial basement to house utility & storage. Explore the boundaries & let your imagination wonder!

Listing Broker: Patty DeGagne R-1530

"Proudly Serving Dryden & Area Since 1947"





List Price: \$449,900 **Address:** 3523 Richan Road, Britton Township.
File Number: R-1530 **Zoning:** Unorganized territory
Legal: PIN 420590161 & 420590162, being Pt. Lot 4, Con. 6, Britton Township.
Lot Size: Approx. 92 acres **Taxes:** 2026 \$714.92
House Size: Approx. 1132 sq.ft. **MPAC Assessment:** \$124,000
Estimated Age: Built in 1992 **Style:** 1 ½ Storey, Log Home
Exterior Finish: Log **Roof Cover/Age:** Shingles/2014
Driveway: Private drive **Window Style:** Original/wood/dbl
Foundation: Concrete block and wood **Basement Size:** Approx. 520 sf
Basement Finish: Unfinished, divided for Laundry, utility, storage, & living space
Heat/Cost: Propane F/A \$ 300.00/mth equal billing **Plumbing:** mixed
H.W.T. Owned/electric **Garage:** Nil
Panel: 200 **amp panel** **Consumption:** \$115.00/mth +/-
Detached Units: 12' x 16' storage shed with lean-to and a garden shed
Septic System: Original Tank & Field
Water System: Drilled Well, water softener 2yrs +/-, Well pump 2026

Rooms **Bedrooms**
Kitchen: 14' x 10' open concept **1:** m. floor Bdrm. 12' x 10'
Dining Room: 10' x 10' open concept **2:** Bdrm Loft 15' x 15' irr.
Living Room: 10' x 14' **3:** _____
Other: Seasonal Room 6' x 15' **4:** _____
Baths: Main fl. 4 piece, + Upstairs 2 piece **5:** _____
Inclusions: Built-in Dishwasher, Kitchen fridge & propane stove, clothes washer & dryer,
Downstairs fridge & deep freeze.

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

3523 Richan Road, Britton Township.

R-1530

Imagine that you can be in nature's bounty within ten minutes of Dryden, on a well-travelled and paved road!

Situated on the luxury of just over 90 acres in the unorganized territory. Be it for hunting, privacy, trails, or peace of mind, knowing that you have this amount of land to do as you wish.

In addition, this property abuts Crown Land to the North, East and South perimeters!!

"Crandell Road" runs through the South end of this land mass and The Ontario Federation Snow Machine Trails is just North of the property.

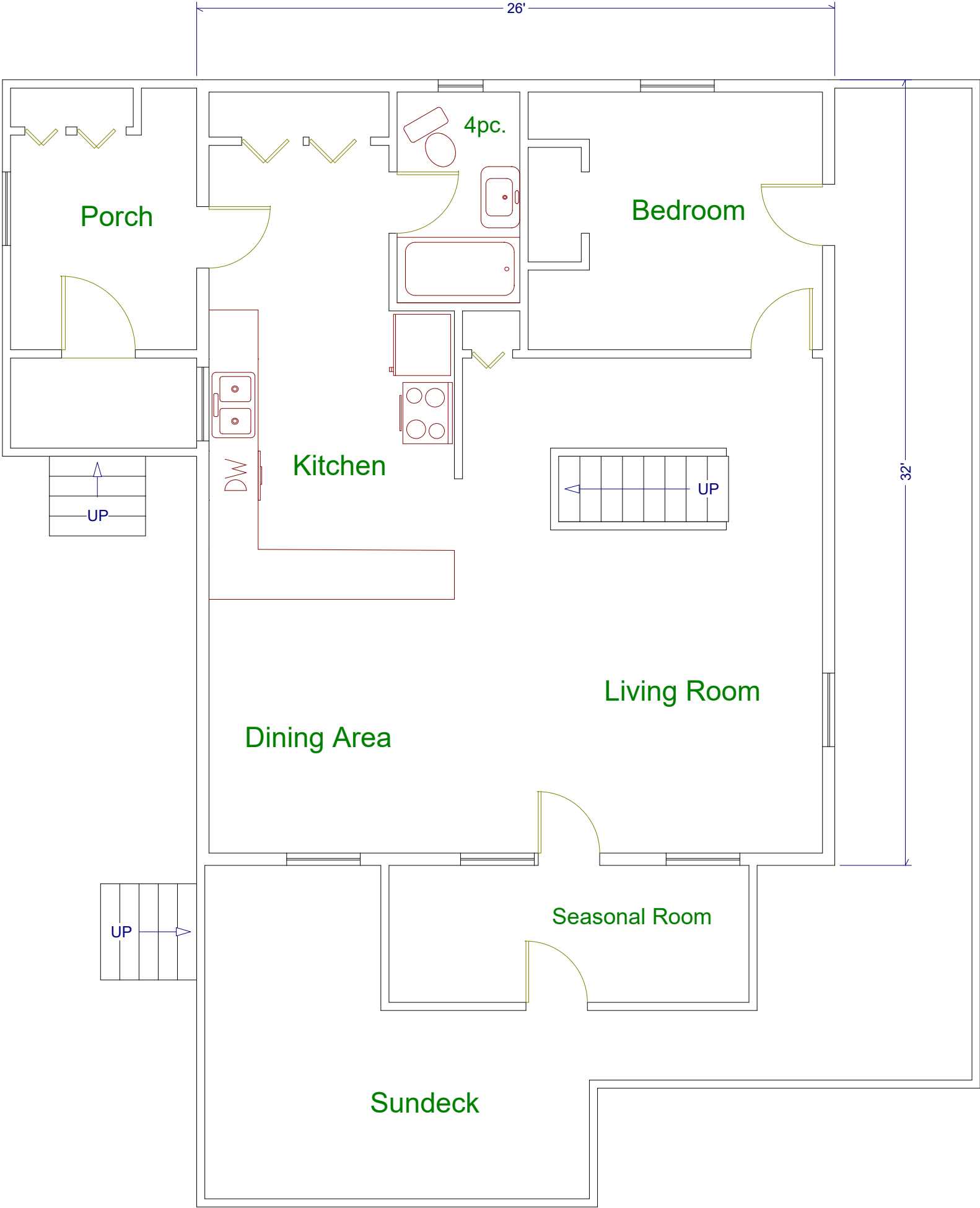
The home is inviting and cozy. Perhaps "not too big and not too small, but just the right size". The log construction fits the setting perfectly. The main floor is an open concept Kitchen, Living and Dining Area, with South exposure. There's a main floor bedroom and four-piece bath. Upstairs is a Bedroom loft with a two-piece bath.

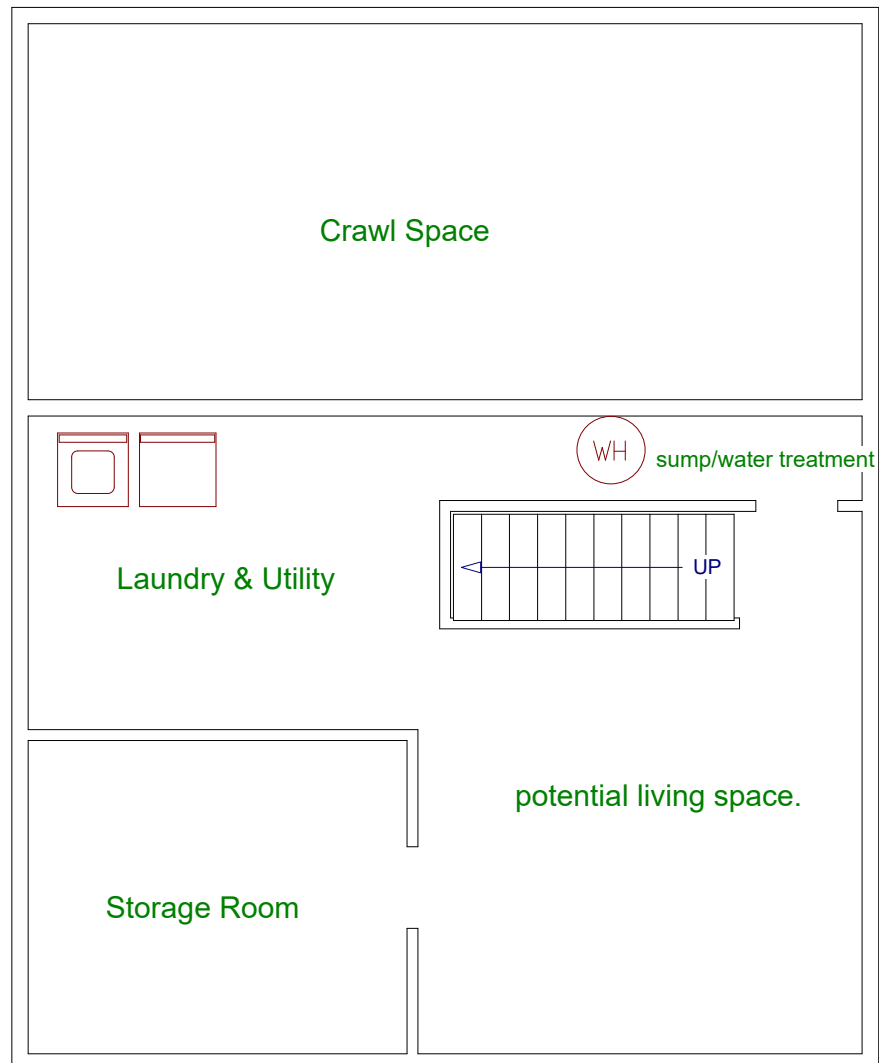
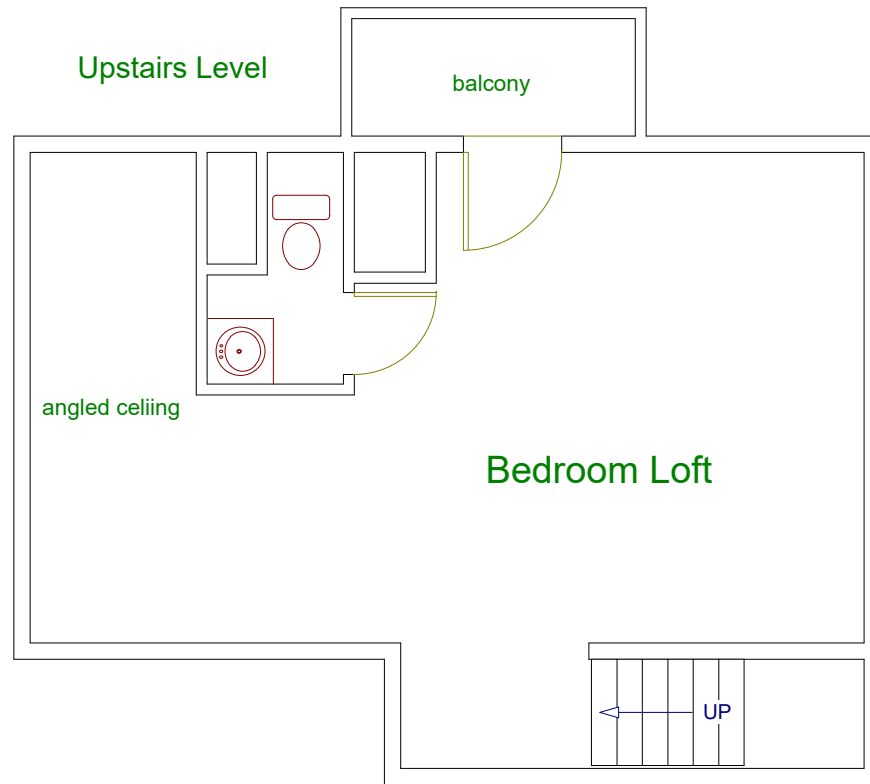
The partial basement allows for a living area to be finished for the next person's needs. Otherwise, you'll find the Laundry and utility and a storage room.

Enjoy the screened-in sunroom when the seasons allow, and a south facing sundeck that wraps around to the main floor bedroom. There's also a private balcony from the upstairs loft.

Let your imagination wonder! Enjoy your home and outdoor recreation all in one property!

3523 Richan Road, Britton Twsp.



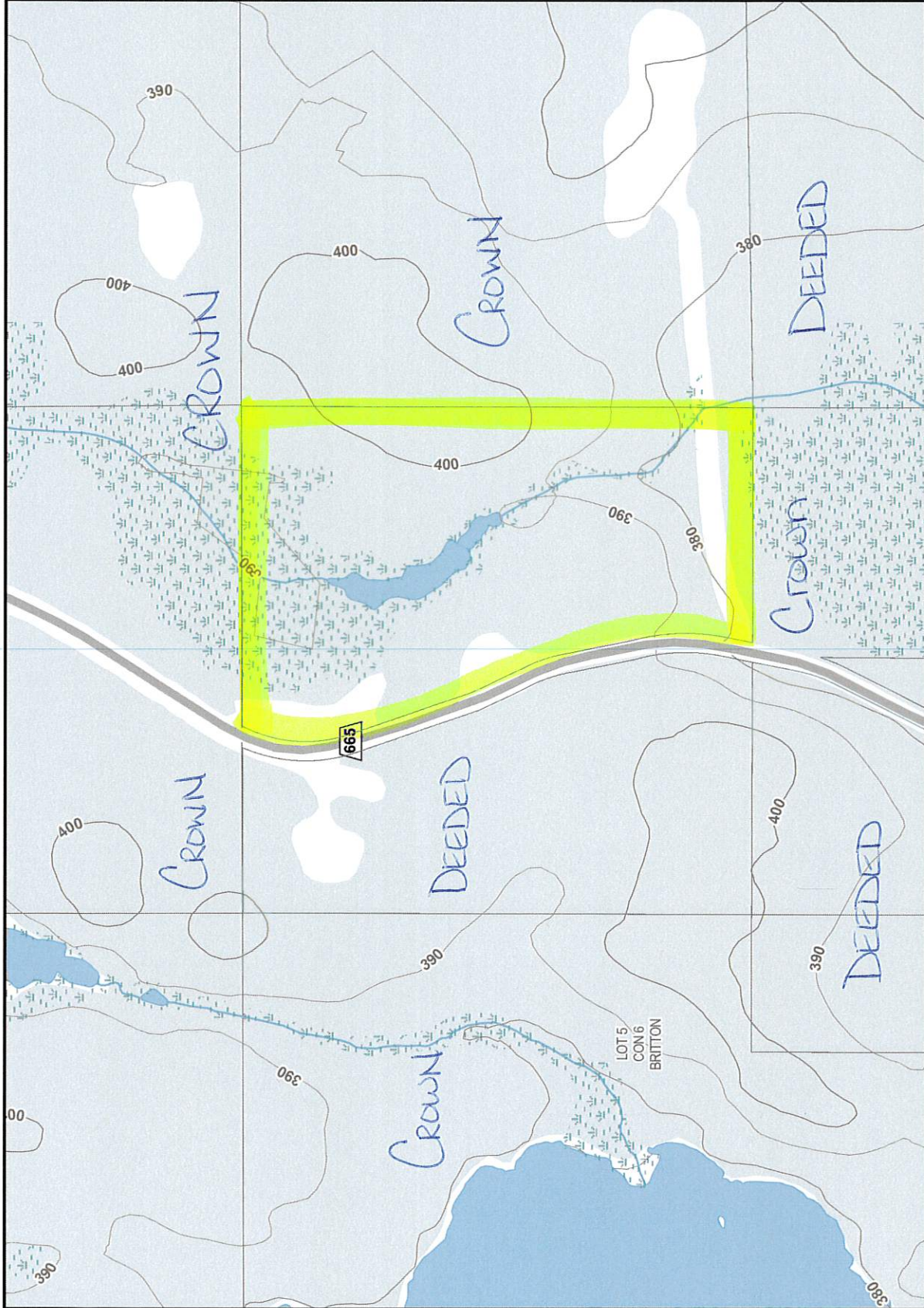
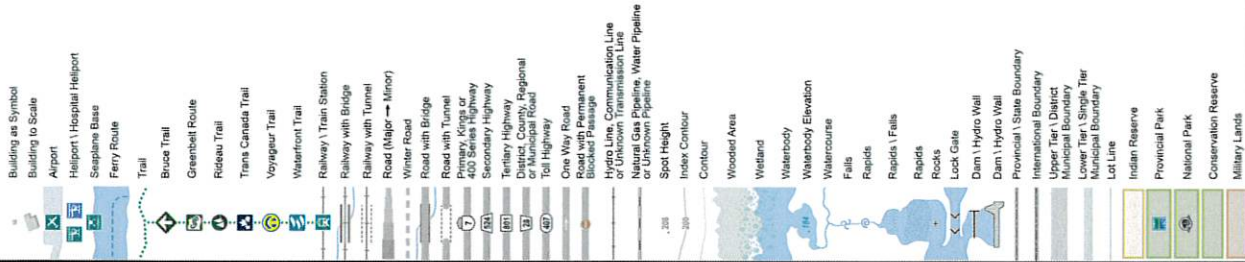




Ministry of Natural Resources
Make a Topographic Map

Notes:
**3523 Richan Road, Britton
Township**

Legend



Projection: Web Mercator

The Ontario Ministry of Natural Resources shall not be liable in any way for the use of, or reliance upon, this map or any information on this map. This map should not be used for: navigation, a plan of survey, routes, nor locations. THIS IS NOT A PLAN OF SURVEY.

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