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**



$229,900	21694 Hwy 17W, Eagle River	10 Acres +/-

Located only a short drive west of Dryden sitting on 10 Acres in Eagle River. Your driveway is off of Hwy 17 but the home is nestled a ways back in the trees providing privacy. Add your finishing touches and customization to this Bi-Level, 3 Bedroom, 1 Bath home. Many outbuildings, including a sauna, for all of your storage needs.
Listing Sale Representative: Brenda De Smit R-1529

Spacious Living Room



Large Dining Room w/access to covered deck



Plenty of space in your Kitchen



Open concept



Primary Bedroom



Main floor Bedroom



Main Floor Bedroom



Main Floor Bathroom w/laundry



Back of Home



Screened-in back deck



Outbuildings



Sauna



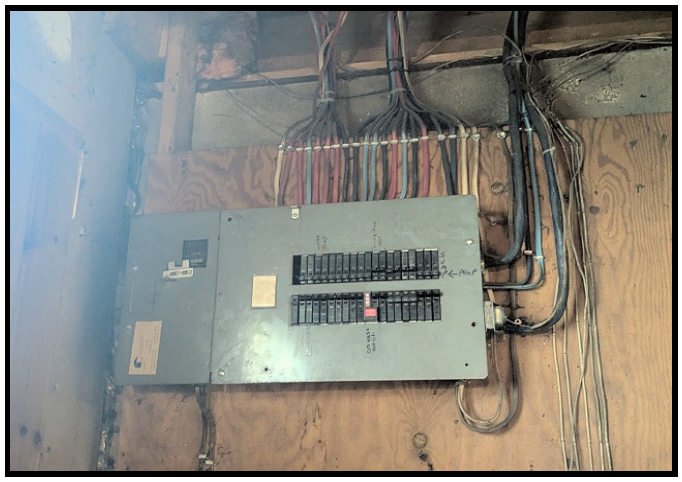
Unfinished Basement



Water systems



Panel



List Price: $229,900 ***Address:*** 21694 Hwy 17W, Eagle River

File Number: R-1529 ***Zoning:*** Rural Residential

Legal: Pcl 31425 SEC DKF; Pt N1/2 Lt 10 Con 1, Sanford Pt 1, 23R4273, Machin

Lot Size: 10 Acres +/- ***Taxes:*** $2,023 (2026)

House Size: 1,152 sq.ft. +/- ***MPAC Assessment:*** $148,000

Estimated Age: 1980 ***Style:*** Bi-Level

Exterior Finish: Aluminum Siding ***Roof Cover/Age:*** Metal (2009)

Driveway: Natural ***Window Style:*** Vinyl Sliders

Foundation: Concrete Block ***Basement Size:*** 1,062 sq.ft.+/-

Basement Finish: Unfinished

Heat/Cost: Elec. baseboard, Woodstove ***Plumbing:*** Copper/ABS

H.W.T. Rental (2019) ***Garage:*** 12’ x 22’ +/-

Panel: 150 ***amp panel*** ***Consumption:*** $2,505/year

Detached Units: Garage, Sauna, Shed & Atco Trailer

Septic System: Tank & Field - original certificate on file

Water System: Drilled well

Rooms		***Bedrooms***	
Kitchen:	9’ x 11’6	***1:***	11’6 x 12’6
Dining Room:	11’6 x 16’1	***2:***	9’ x 11’6
Living Room:	11’5 x 18’11	***3:***	1’10 x 8’2
Other:		***4:***	
Baths:	4pc Main with laundry	***5:***	

Inclusions: Fridge, stove, washer & dryer

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

21694 Highway 17W

Eagle River

R-1529

Enjoy the privacy of 10 acres located a short drive west from Dryden all to yourself on this well treed lot.

1,152 sq.ft. Bi-Level home that features generous sized rooms that await your updating and modernization. Open concept kitchen, dining room and living room with access to the rear covered deck.

The main level also includes your laundry housed in the 4pc bath for convenience. 3 Bedrooms finish off the main level of the home.

The lower level is currently unfinished but will add great additional space when finished.

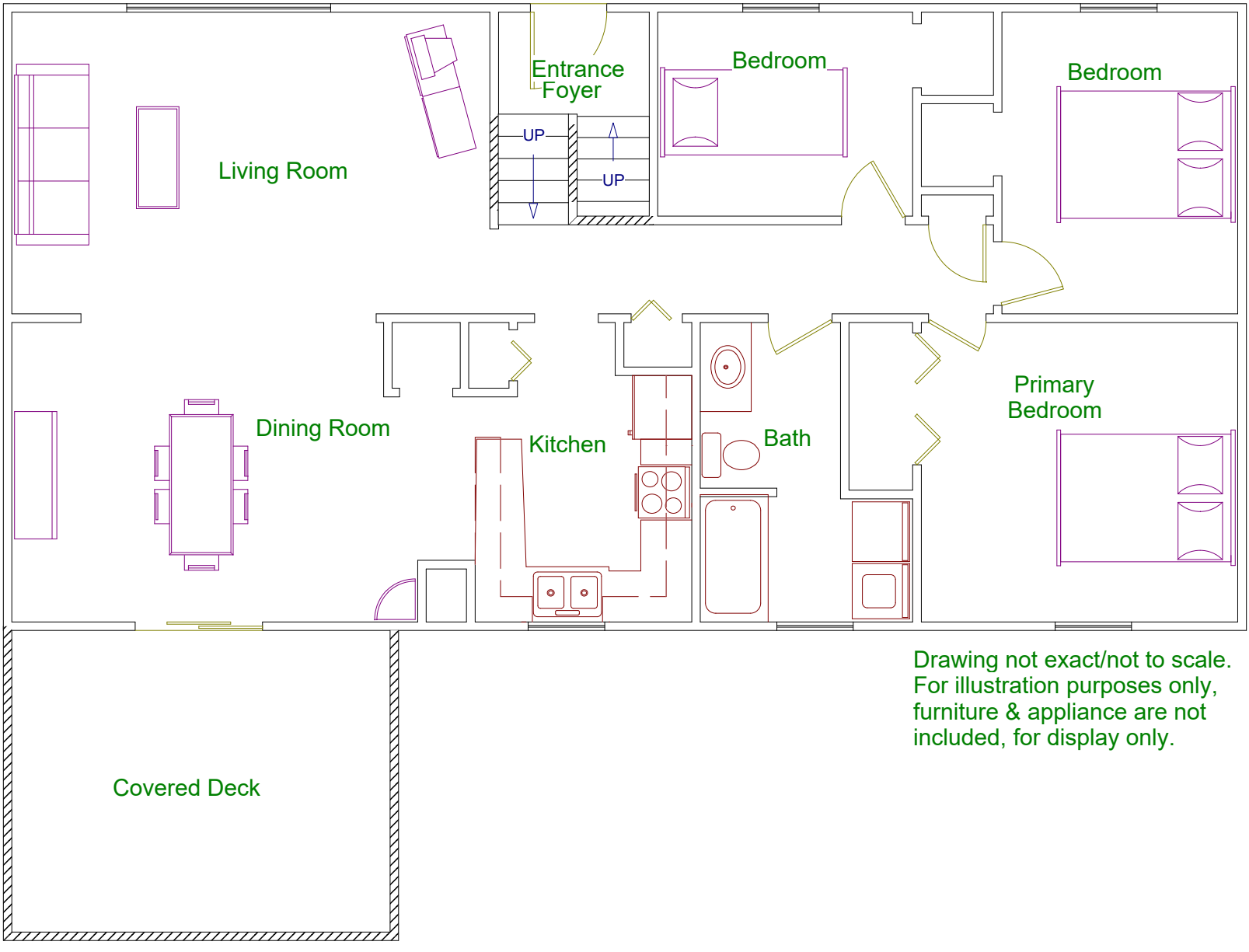
Let's chat about the outdoors because that is what drew you to this property. It includes a 12' x 22' garage, additional storage buildings as well as your own personal sauna tucked towards the back for privacy.

Put your own spin on this property and call it your own.

The 10 Acres will be worth it.

R-1529

21694 Highwy 17W, Eagle River



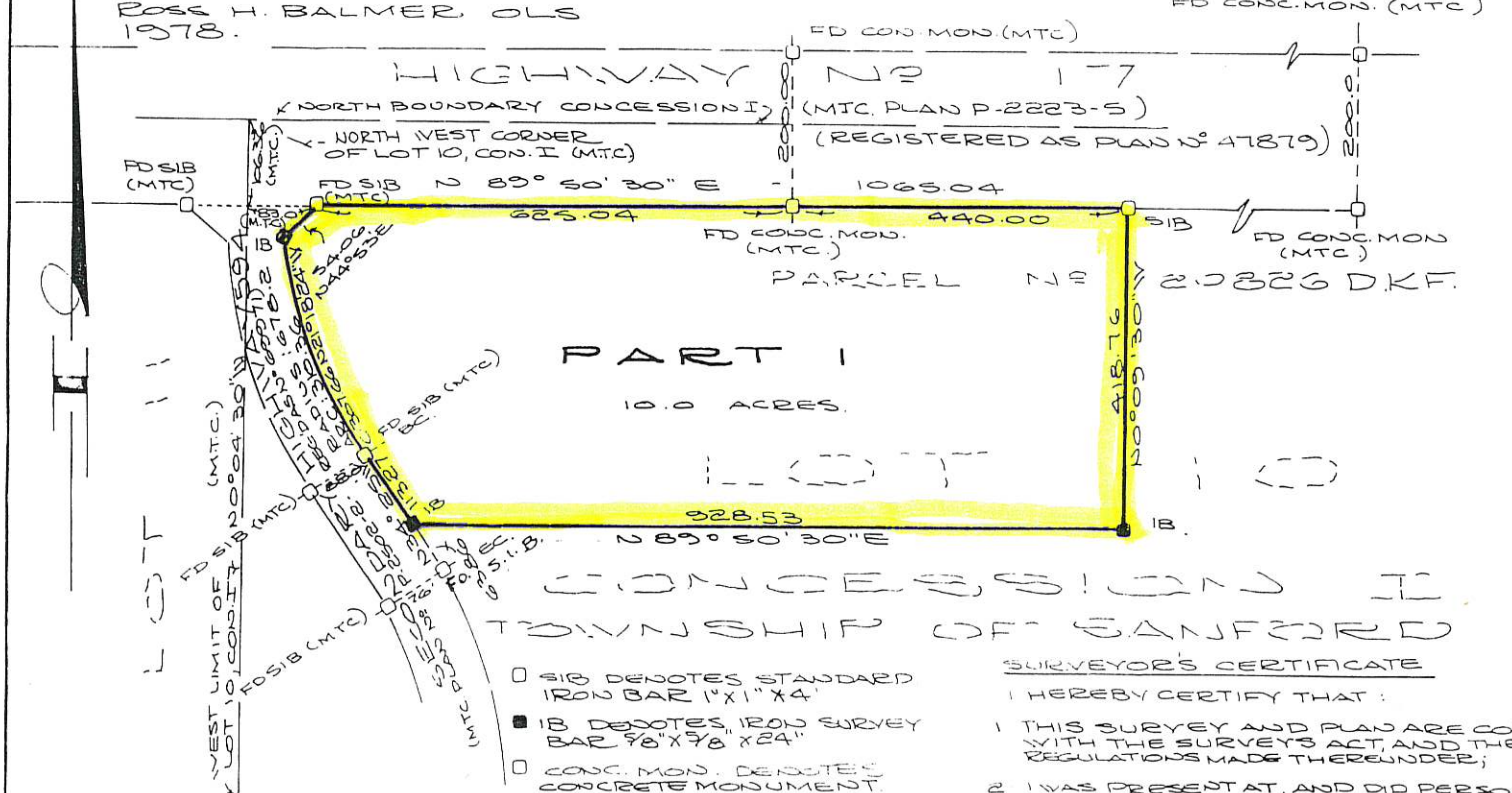
Drawing not exact/not to scale.
For illustration purposes only,
furniture & appliance are not
included, for display only.

PLAN OF SURVEY OF PART OF THE NORTH HALF OF LOT 10, CONCESSION I, TOWNSHIP OF SANFORD, DISTRICT OF KENORA

SCALE: 200 FT = 1 INCH.

ROSS H. BALMER OLS
1978.

TB-2301
(12917)



☐ SIB DENOTES STANDARD IRON BAR 1"x1"x4'

■ IB DENOTES IRON SURVEY BAR 5/8"x5/8"x24"

☐ CONC. MON. DENOTES CONCRETE MONUMENT.

M.T.C. DENOTES MINISTRY OF TRANSPORTATION & COMMUNICATIONS.
D.K.F. DENOTES DISTRICT OF KENORA FREEHOLD.

BEARINGS HEREON ARE ASTRONOMIC DERIVED FROM THE N 89° 50' 30" E OF THE SOUTH LIMIT OF HIGHWAY Nº 17 AS SHOWN ON MTC PLAN P-2223-5 (REG'D Nº 47879)

E. S. KIRKUP & SON LTD.
SURVEYORS & ENGINEERS
DRYDEN ONTARIO

PLAN 23R-4273

APPROVED 78-05-08

L. M. McKay
ASS'T EXAMINER OF SURVEYS

RECEIVED AND DEPOSITED
May 10 1978

[signature]
LAND REGISTRAR FOR THE LAND REGISTRY DIVISION OF KENORA.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

25 APRIL, 1978

Ross H. Balmer
ROSS H. BALMER

PART 1, PART OF PARCEL Nº: 20826 D.K.F.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT, AND IN ACCORDANCE WITH THE SURVEYS ACT, AND THE LAND TITLES ACT, AND THE REGULATIONS MADE THEREUNDER;
2. I WAS PRESENT AT, AND DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN;
3. THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY;
4. THE SURVEY WAS COMPLETED ON THE 19TH DAY OF APRIL, 1978

APRIL 25TH, 1978

Ross H. Balmer
ROSS H. BALMER
ONTARIO LAND SURVEYOR