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**



$349,900	41 Schmidt Crescent	60' x 142'

This home and residential location will satisfy shoppers with a variety of needs and wants! The large backyard is completely fenced and backs onto the School property. The home is tastefully renovated with an open concept Kitchen & Living Room, 3 bedrooms, 4pc bath & stackable laundry. The lower level supports an in-home daycare/in-law suite with a full Kitchen, large Recreation & 3pc. bath. Complete with a det. garage & paved drive. Listing Broker: Patty DeGagne H-1835

































List Price: $349,900 ***Address:*** 41 Schmidt Crescent, Dryden

File Number: H-1835 ***Zoning:*** Single family Residential

Legal: Plan M426, Lot 22, Parcel 23817, PIN 420850262, Dryden

Lot Size: 60’ x 142’ ***Taxes:*** 2026 $3,000.00 approx.

House Size: Approx. 954 sq.ft. ***MPAC Assessment:*** $144,000

Estimated Age: 1963 ***Style:*** Bungalow

Exterior Finish: Vinyl siding ***Roof Cover/Age:*** Shingles/unknown

Driveway: Private, paved ***Window Style:*** Inserts/pvc

Foundation: Concrete poured ***Basement Size:*** 954 sq.ft.

Basement Finish: Kitchenette, Recreation, 3 piece bath, laundry, utility/storage

Heat/Cost: F/A Gas ***Plumbing:*** mixed

H.W.T. HW on demand - Reliance ***Garage:*** Single Detached, 16’ x 24’, metal roof

Panel: 100 ***amp panel*** ***Consumption:*** With A/C

Detached Units: Storage shed and portable shelter to remain. Fenced backyard

Septic System: Municipal Sewer

Water System: Municipal Water, metered system, monthly charges

Rooms		***Bedrooms***	
Kitchen:	11’6” x 11’ open to the Living Room	***1:***	12’ x 9’6”
Dining Room:		***2:***	12’ x 9’
Living Room:	15’ x 16’ open to the Kitchen	***3:***	9’6 x 9’6
Other:	Kitchenette 14’6 x 10’ (down)	***4:***	
Baths:	Main floor 4pc. + 3pc. down	***5:***	

Inclusions: Kitchen built-in Dishwasher, oven, countertop elements; Fridge, stackable Washer & Dryer. Basement Fridge & Stove, Washer & Dryer & 2 microwaves

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

41 Schmidt Crescent, Dryden. H-1835

This home sits in a preferred residential location and offers a new home owner to have an in-law suite, or home daycare, in the finished basement.

Schmidt Crescent is a highly sought after, residential location. This completely fenced-in backyard, backs onto the St. Joseph's School property.

There's lots of room for play and storage and privacy outside!!

Inside, the home has had many upgrades! The Kitchen is complete with lovely cabinetry, built-in appliances and a large island, open to the Living Room. This large area is great for family gatherings and daylight from the East and the West.

Completing the main floor, there are three bedrooms and a four-piece bath.

Enjoy the option of main floor Laundry and Laundry in the Basement!

The basement has satisfied an in-home daycare with a full Kitchen and three-piece bath. The open concept is a great use of space for large furnishings and game area. Perhaps an in-law suite or borders, better fit your needs.

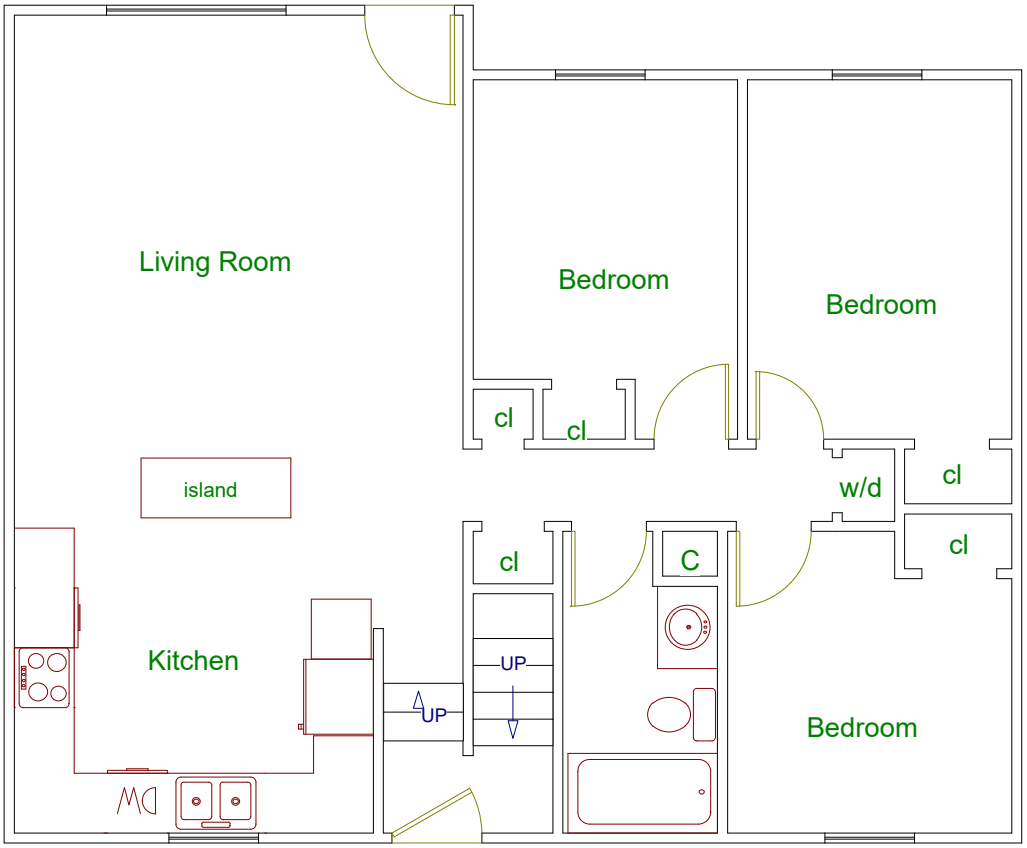
The home is heated with a f/a natural gas furnace, cooled with central air conditioning, and a rental hot water on demand through Reliance. Windows and roof shingles were upgraded by the previous owner.

The Detached Garage is 16' x 24' with a metal roof.

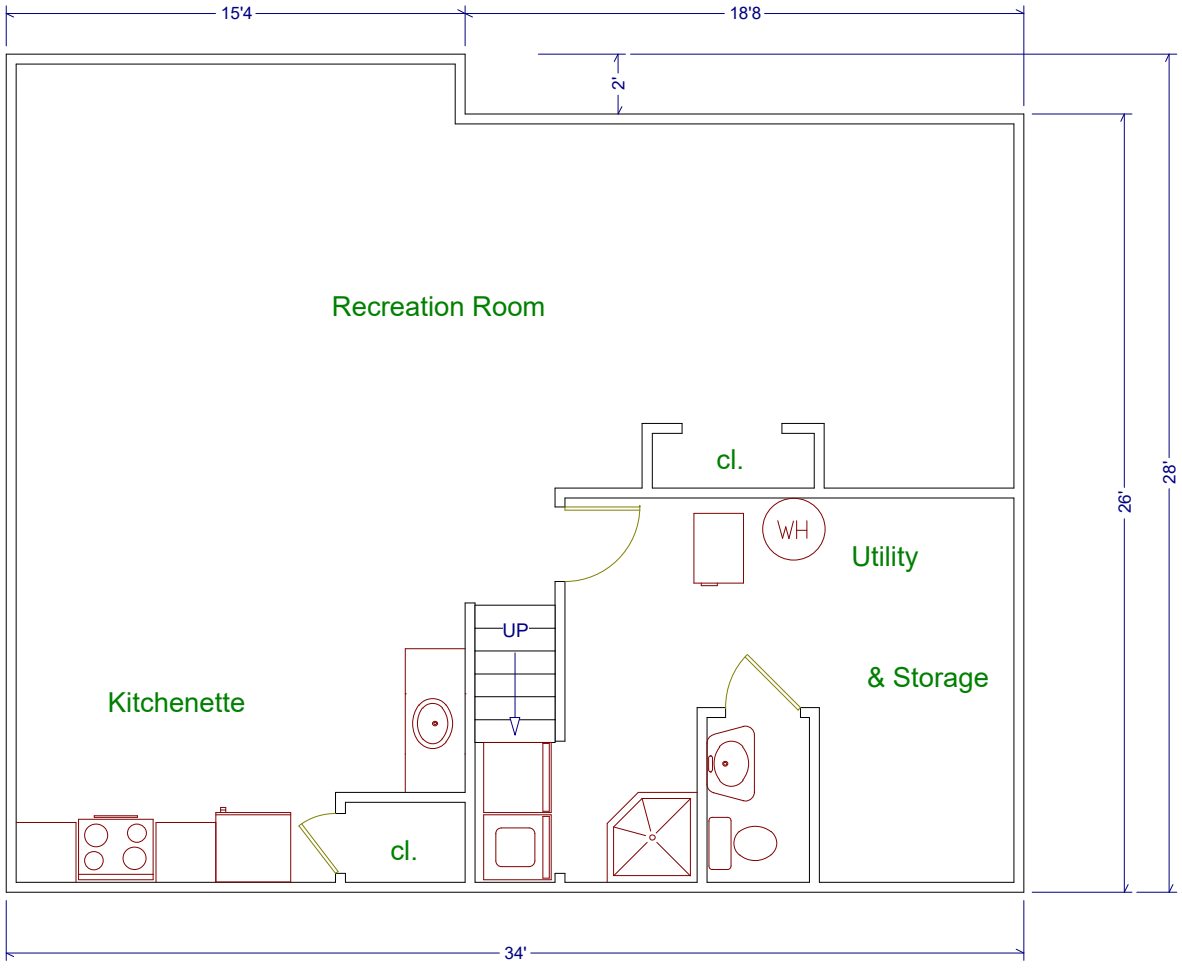
The driveway is paved and single width.

This home will satisfy shoppers with a variety of needs and wants!

41 Schmidt Crescent, Dryden.



Lower Level Layout



Measurements are approximate.
Appliances are for illustration.


56'25"E - PLAN)
56.0
56.0
56.0
56.0
81.37
165.89
126.63
10'
10'
132.0
N0°18'30"W
132.0
N0°18'30"W
132.0
N0°18'30"W
132.0
N0°18'30"W
132.0
13
14
15
16
17
18
N16°03'40"E
124.78
113.70
S75°28'40"W
CH 47.66
A 50.0
S46°06'20"E
CH 46.17
A 47.14
R 46.64
N73°43'35"E
135.18
84.30
19
A 50.0
CH 47.66
N14°18'36"E
56.0
56.0
56.0
56.0
N89°54'15"W 284.0
CRESCENT
N89°54'15"W 234.0
116.82
117.18 ST. 24'02 R
A 30'09 CH 35'23
S45°06'22.5"E
35.48
5'E
34
33
35.18
142.0
N89°54'15"W
142.0
60.0
20
142.0
N89°54'15"W
60.0
60.0
35
32
60.0
142.0
N89°54'15"W
142.0
N89°54'15"W
60.0
21
142.0
N89°54'15"W
60.0
60.0
36
31
60.0
372.10
396.99
22
142.0
N89°54'15"W
142.0
N89°54'15"W
N00°03'55"W 622.29 PLAN)
66'