

Austin & Austin

Mark A. Boudreau

Realty Ltd.

Brokerage

Austin & Austin Realty Ltd. • #3-35 Whyte Avenue, Box 790, Dryden, Ontario, P8N 2Z4 • Fax (807) 223-5933 Phone (807) 223-6215



\$89,900

**25 Casimir
Avenue**

33' x 107.5'

Central location starter home. Well cared for with top to bottom renovations. 2 + 1 bedrooms. Main floor bath. Rear yard facing 3 season room, convenient back lane access. Upgrades include: siding, windows, doors, flooring, kitchen cabinets, furnace. Very low operating expenses. Paying Rent? No More! Take a look today! Call Mark Boudreau - Listing Broker H-1351

"Proudly Serving Dryden & Area Since 1947"

List Price: \$89,900 **Address:** 25 Casimir Avenue
File Number: H-1351 **Zoning:** RM - multi family residential
Legal: Lot 18, Plan M153, Parcel 24634, PIN # 420850893, City of Dryden
Lot Size: 30' x 107.15' **Taxes:** \$944.56
House Size: 607 sq/ft main 330 sq/ft up+/- **MPAC Assessment:** \$61,000
Estimated Age: 1940 constructed **Style:** 1 1/2 story
Exterior Finish: vinyl **Roof Cover/Age:** asphalt shingle
Driveway: garvel **Window Style:** PVC
Foundation: poured concrete **Basement Size:** 607 sq/ft
Basement Finish: unfinished. laundry, mechanical, storage
Heat/Cost: forced air nataural gas **Plumbing:** mixed
H.W.T.: Nat gas rental **Garage:** none
Panel: 100 amp panel **Consumption:** _____
Detached Units: none
Septic System: municipal system
Water System: municipal system
Rooms **Bedrooms** 1: 9.9" x 8' x irr.
Kitchen: 11'11" x 10'8" 2: 10'8" x 12'1" x irr.
Dining Room: combined 3: 7'5" x 12'1" x irr.
Living Room: 16' x 8'2" x irr. 4: _____
Other: _____ 5: _____
Baths: 1 - 4pc on main
Inclusions: _____

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

Bedroom upstairs



Bedroom upstairs



Basement Laundry area



basement workshop area



upgraded natural gas furnace



Back of home



Kitchen



Livingroom



Kitchen/Dining



Bath



Bedroom main floor



3 Seasons Room



