

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



\$520,000

12 Kerney Hill Court

52' x 167' x irr.

Impressively unique! This wonderful family home, with basement walk-out, offers 1500 sq.ft. on each level. There's a combination of 4 bedrooms & 3 baths, with common areas on each level. The Kitchen, Dining & Living Rms will bring family and friends together with plenty of space & comfort. The Master bdrm & en-suite bath will be your dream come true. The property & grounds are well tended with mature trees & gardens, backing onto a green space. Double att. garage & storage shed. Listing Broker: Patricia DeGagne H-1815

"Proudly Serving Dryden & Area Since 1947"

South facing on each level!



Hillside profile with upper deck & lower patio.



10' x 16' Garden Shed with a side flowerbed.



The back yard sits next to the greenspace!



Relax, unwind, enjoy a coffee, a book & privacy.



Plenty of room for guests & family at the Dining.



Beautifully equipped Kitchen with custom cabinet



Features Maple cabinets, Island & large window.



Bright & spacious, with a work area & entrance.



Spacious Living Room, lined with a quality carpet



Garage entrance to a convenient 2pc. bath.



The four piece bath services the lower level.



Sweet dreams in this luxurious Master Bedroom.



Private & Modern En-suite bath.



This main floor Den may serve as a second Bdrm



Lower level Recreation Room, bright & spacious.



Bedroom #3



Bedroom #4



List Price: \$520,000 **Address:** 12 Kerney Hill Court, Dryden
File Number: H-1815 **Zoning:** Single family residential
Legal: Plan 23M908, Lot 70, Pcl.70-1, S/T LT243836 amended by LT304876, Dryden.
Lot Size: 52'F x 167'W x 133.5'E x 173.5'R **Taxes:** 2024 \$6194.24
House Size: Approx. 1500 sq.ft. **MPAC Assessment:** \$322,000
Estimated Age: 1999 Built, Survey available **Style:** Hillside Bungalow
Exterior Finish: Stucco, metal s/f **Roof Cover/Age:** 50 yr. Shingles/2021
Driveway: Double wide, paved drive **Window Style:** Dual pane/casement
Foundation: Treated Wood with bsmt walk-out **Basement Size:** Full – 1500 sq.ft.
Basement Finish: Recreation Rm., Two bedrooms, 4pc. Bath, Laundry rm., + utility room.
Heat/Cost: F/A Gas – 2010 Furnace \$1219. Past year **Plumbing:** ABS/Copper
H.W.T. Natural gas/Reliance rental **Garage:** Attached, 32' x 24', insulated, finished
Panel: 200 **amp panel** **Consumption:** \$1315.60 past year, with A/C
Detached Units: 10' x 16' Garden Shed.
Septic System: City Services, metered system
Water System: City Services, metered system

Rooms **Bedrooms**
Kitchen: 13' x 16' with custom Maple cabinets **1:** Mbdrm 17'x13' + walk-in & ens.
Dining Room: 10' x 13' **2:** 9'5 x 8'8' Bdrm. or Den
Living Room: 13'6 x 18' **3:** Down – 14' x 17'6 irr.
Other: Recreation Room & Laundry room. **4:** Down – 9'6 x 15'6 irr.
Baths: 3pc. Ens., 2pc. Main fl., 4pc. Down **5:** _____
Inclusions: Kitchen built-ins + fridge, Clothes Washer & Dryer, extra Fridge & Freezer
Downstairs, central vac att's., window coverings, outside compost bin.

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

12 Kerney Hill Court, Dryden

H-1815

Impressively unique!!

This beautiful home, sits on a large pie shaped lot, in Dryden's most preferred residential subdivision!

Built in 1999, with one family to have called this "home", since 2001. The pride, care and upkeep show throughout.

The home covers a floor area of approx. 1500 square feet on the main, with 9' ceilings!

From the street side, a spacious foyer allows you to invite your guests into the Kitchen &/or the Living Room.

This dream Kitchen speaks to the heart of the home! Spacious, inviting, functional, lots of natural light and a large island for gathering, food preparation & serving! As well, there's a built-in desk for your laptop & mail sorting.

The separate Dining Room and spacious Living Room boast a beautiful view of the back yard, with South exposure. This is an inviting area to rest &/or entertain.

Step out to the comfort of the "upper deck" for privacy and relaxation!

This Master Bedroom suite, maybe your dream come true! South facing, with plenty of room for a King-sized bed and dressers. Complete with a beautifully updated private bath, and a walk-in closet.

The second bedroom allows for a child's room on the main floor or an in-home office/den, as needed.

There's a convenient two-piece bath to complete the main floor.

The lower-level living area is at ground level, with a walk-out and large windows to take in the natural light. With a patio across the outside, friends and family can come and go with some privacy to those upstairs. The two large bedrooms and the Recreation Room, span the width of the home, on the South side.

A four-piece bath services those on the lower level.

There's a nice sized Laundry room with storage cabinets & a bar to hang clothing.

The home is equipped with natural gas heat, central air condition, an air exchange unit, central vac system, and a Radon Gas mitigation safety feature.

Outside, you'll find plenty of room to run and play, garden with privacy, in the large pie shaped lot! Backing onto an undeveloped greenspace will seem like you have an already large back yard even larger.

The attached Garage is 32' x 24'!! "His & Her" remote control doors and extra room for storage. A decorative window on the north end adds curb appeal and natural light to the inside.

The driveway is paved, perennial gardens are perfectly placed and mature trees add to the landscape and privacy.

All major appliances and window coverings are included.

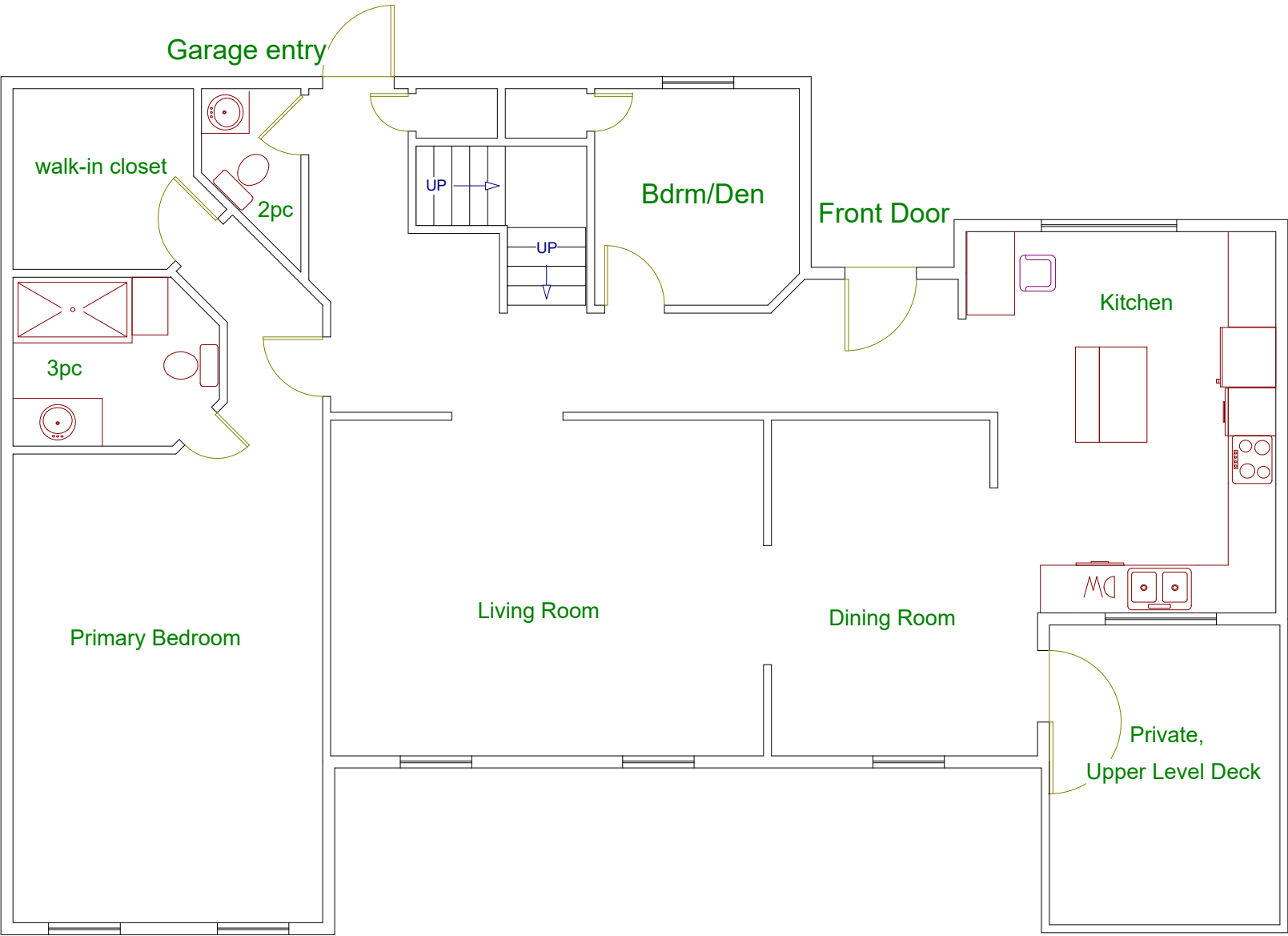
** The infrared sauna and pool table are not included but maybe purchased separately.

Book your viewing and linger when you look! This may be your new home!

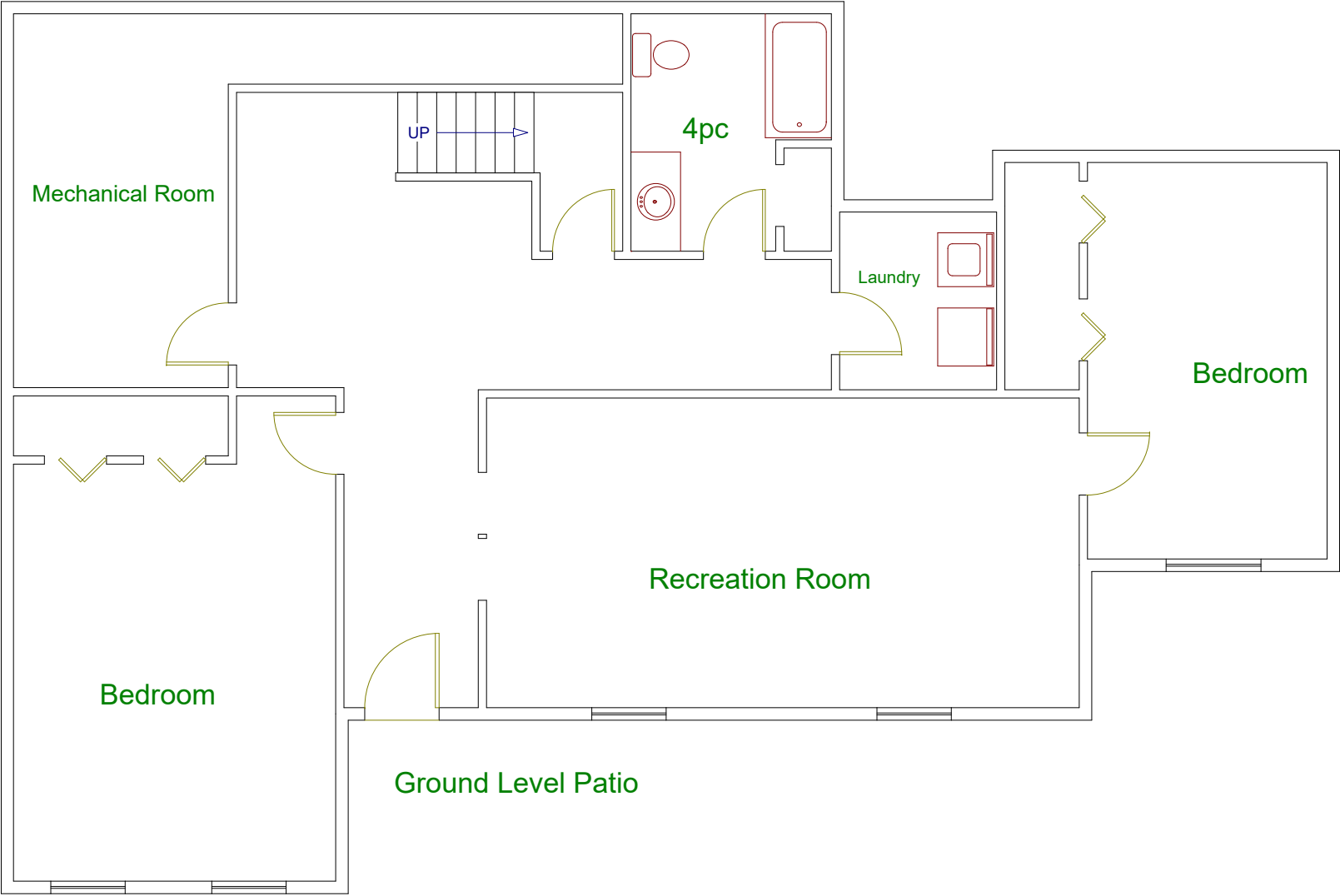
H-1815

12 Kerney Hill Court

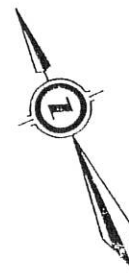
Main Floor Layout



H-1815
12 Kerney Hill Court
Lower Level Layout

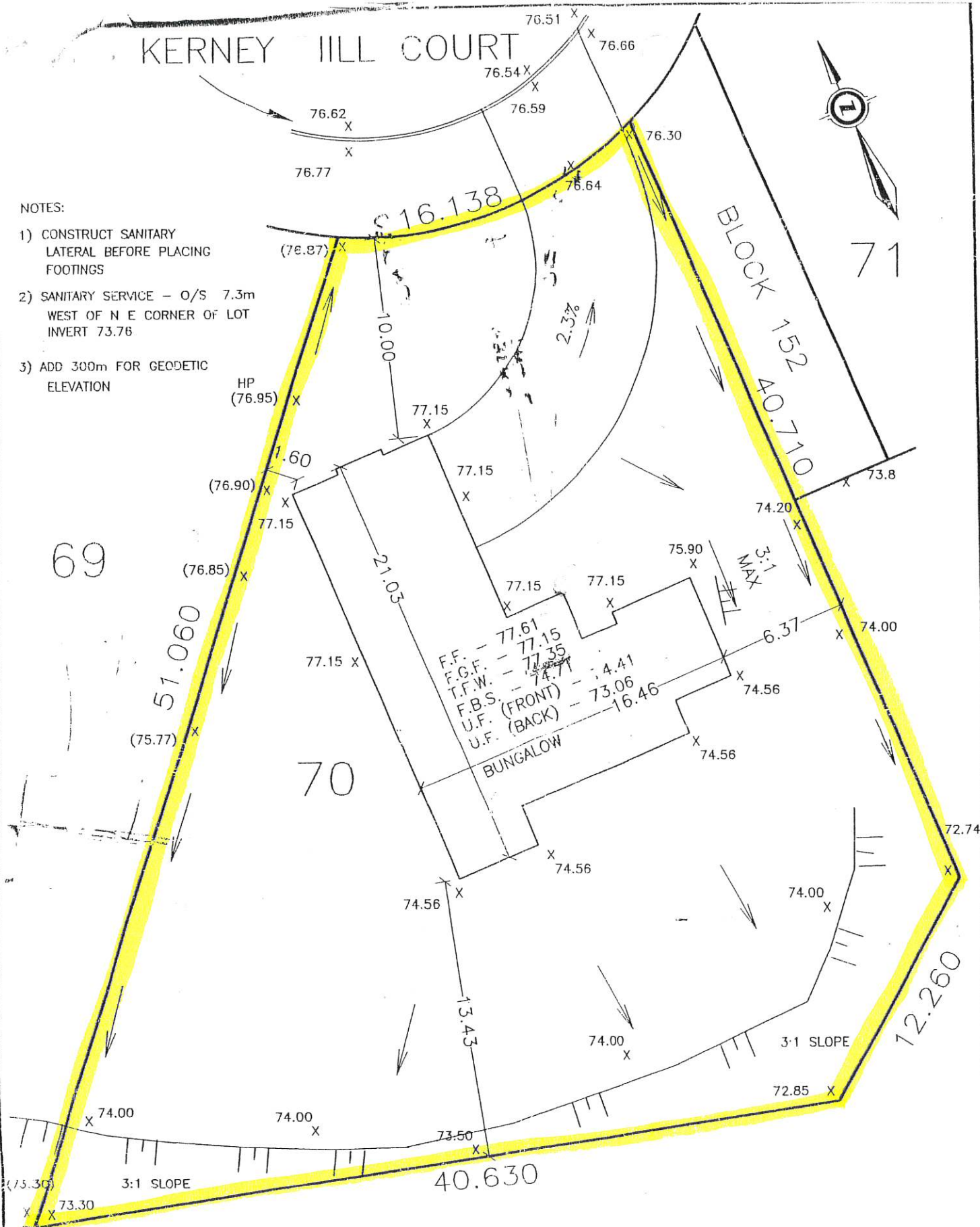


KERNEY HILL COURT



NOTES:

- 1) CONSTRUCT SANITARY LATERAL BEFORE PLACING FOOTINGS
- 2) SANITARY SERVICE - O/S 7.3m WEST OF N E CORNER OF LOT INVERT 73.76
- 3) ADD 300m FOR GEODETIC ELEVATION



DAN MAC NAUGHTON

CITY OF DRYDEN
INDIVIDUAL LOT GRADING PLAN
EDGEWATER TERRACE

PROPOSED GRADING:

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOURCE ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS IN GENERAL CONFORMITY FOR DRAINAGE



AS CONSTRUCTED GRADING:

I HEREBY CERTIFY THAT I HAVE TAKEN THE
FINISHED GRADES SHOWN AND THAT THE
GRADING GENERALLY CONFORMS TO THE LATEST
REVISION OF THE SUBMISSION DRAINAGE PLAN.

NAME: JIM BOWMAN O.L.S.

