35 Park Crescent

DRYDEN, ON

$379,500







MLS#: X14184986
Style: Bi-Level
Total Sq.Ft. : 1468
Year Built: 1986
Lot Dimensions: 135.44' x 135.27'
Bedrooms: 3
Bathrooms: 2
Garage Size: Single Attached
Assessment: $215,000
Property Tax: $4400
Tax Year: 2026
Electricity Costs: $1440.00 Est
Heating Costs: $1000.00 Est
Heat System: Forced Air-2022
Heat Fuel: Natural Gas
Central Air: Yes 2022
Hot Water Tank: Owned
Electrical: 200 Amp
Water: Municipal
Sewer: Municipal
Foundation: Pressure Treated Wood
Basement: Full/Fully Finished
Roof: Asphalt-2022
Exterior Finish: Vinyl/Brick
Driveway: Unistone
Road Surface: Paved

A 1468 sq. ft. bi level 3 bed, 2 bath home in a preferred location. Bright open concept living, dining room, and kitchen. Garden doors off the dining room to a rear deck. The main floor offers three good-sized bedrooms and a large, renovated bathroom. Also, there's main floor laundry. The lower level features a large recreation room, a storage/craft/exercise or games room and an entrance to the 1.5 car attached garage. Situated close to St. Joseph School and Pronger Park with access to Wabigoon Lake by sled.

Seller will provide a new buyer with a $5,000 rebate to pick out their own new flooring.

Call today to book your appointment.

LISTING AGENT



Scott Lobreau

1-807-216-6642 Cell
scott.lobreau@screalty.on.ca

Sunset Country Realty
72 A Van Horne Avenue
Dryden, ON P8N 2B1
1-807-223-3245

www.screalty.on.ca

Sunset Country Realty Inc., Brokerage
www.screalty.on.ca

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BUILDING LOCATION SURVEY OF

PART OF LOTS 145, 146 AND 147
REGISTERED PLAN M-344

DESIGNATED AS PARTS 1, 3, 4 AND 7 ON PLAN 23R-6318

TOWN OF DRYDEN
DISTRICT OF KENORA

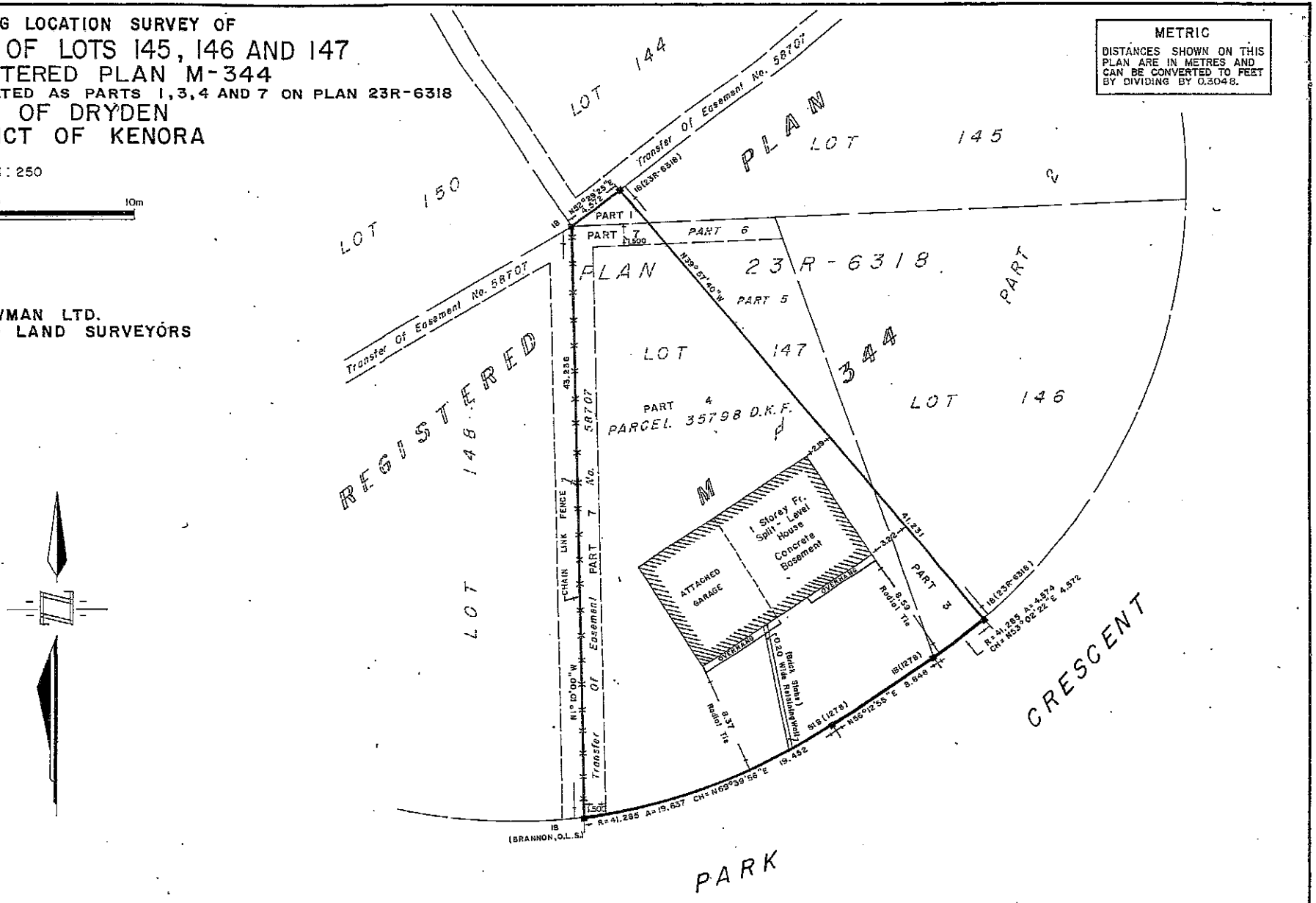
SCALE - 1:250

5m 0 10m

W.J. BOWMAN LTD.
ONTARIO LAND SURVEYORS
1987

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



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NOTE

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE NORTHERLY LIMIT OF PART 1 ON PLAN 23R-6318 HAVING A BEARING OF N52°29'25"E IN ACCORDANCE WITH PLAN 23R-6318.

LEGEND

□	DENOTES PLANTED SURVEY MONUMENT
■	DENOTES FOUND SURVEY MONUMENT
S1B	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
D.K.F.	DENOTES DISTRICT OF KENORA FREEHOLD
1278	DENOTES JIM BOWMAN, O.L.S.

SURVEYOR'S CERTIFICATE

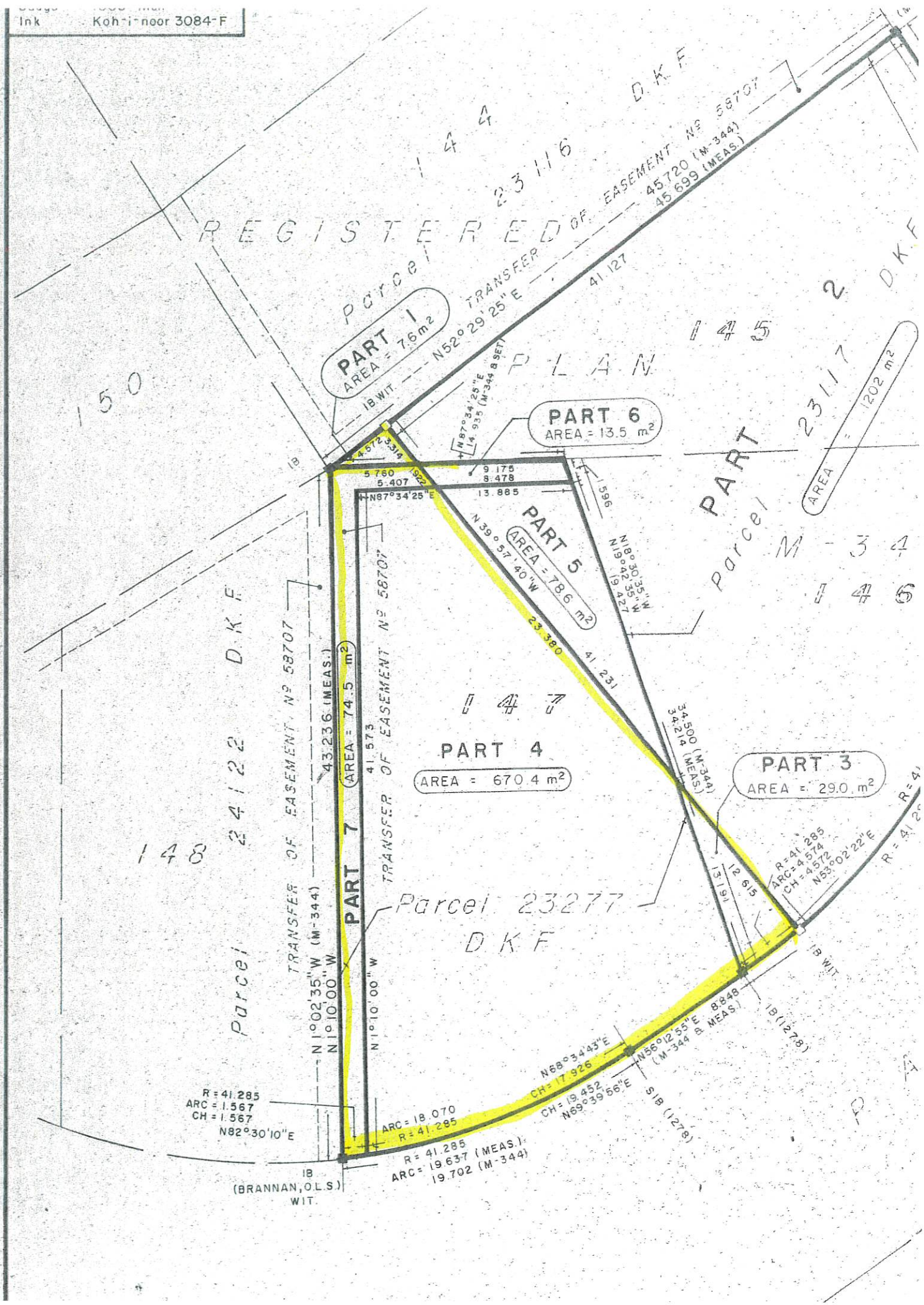
I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 8th DAY OF JULY, 1987.

July 16 1987
DATE

J. Bowman
JIM BOWMAN
ONTARIO LAND SURVEYOR

W. J. BOWMAN LTD.
ONTARIO LAND SURVEYORS
434 GOVERNMENT ST. (HWY. 17), DRYDEN, ONTARIO
P.O. BOX 784 P8N 2Z4 (807) 223-5974

DRAWN BY: G.S.	CHECKED BY: J.B.	PLAN No.
CLIENT: VICTOR		D3-472 876-100



Ink Koh-i-noor 3084-F
REGISTERED PLAN
Parcel 23116 D.K.F.
Parcel 23117 D.K.F.
Parcel 24122 D.K.F.
Parcel 23277 D.K.F.
144
145
146
147
148
150
PART 1
AREA = 7.6 m²
PART 2
AREA = 1202 m²
PART 3
AREA = 29.0 m²
PART 4
AREA = 670.4 m²
PART 5
AREA = 78.6 m²
PART 6
AREA = 13.5 m²
PART 7
AREA = 74.5 m²
TRANSFER OF EASEMENT Nº 58707
N52°29'25"E
45.720 (M-344)
45.699 (MEAS.)
41.127
N87°34'25"E
14.935 (M-344 & SET)
4.572
3.314
1.922
5.760
5.407
9.175
8.478
13.885
1.596
N39°57'40"W
23.380
41.231
N18°30'35"W
N19°42'35"W
19.427
34.500 (M-344)
34.214 (MEAS.)
R=41.285
ARC=4.574
CH=4.572
N53°02'22"E
12.615
13.191
N1°02'35"W (M-344)
N1°10'00"W
43.236 (MEAS.)
41.573
N68°34'43"E
CH=17.926
N56°12'55"E 8.848
(M-344 & MEAS.)
CH=19.452
N69°39'56"E
SIB (1278)
IB (1278)
IB WIT.
R=41.285
ARC=1.567
CH=1.567
N82°30'10"E
ARC=18.070
R=41.285
R=41.285
ARC=19.637 (MEAS.)
19.702 (M-344)
IB (BRANNAN, O.L.S.) WIT.

35 Park Crescent



2021-11-30, 3:28:17 PM

1:564

0 0 0.01 0.01 mi

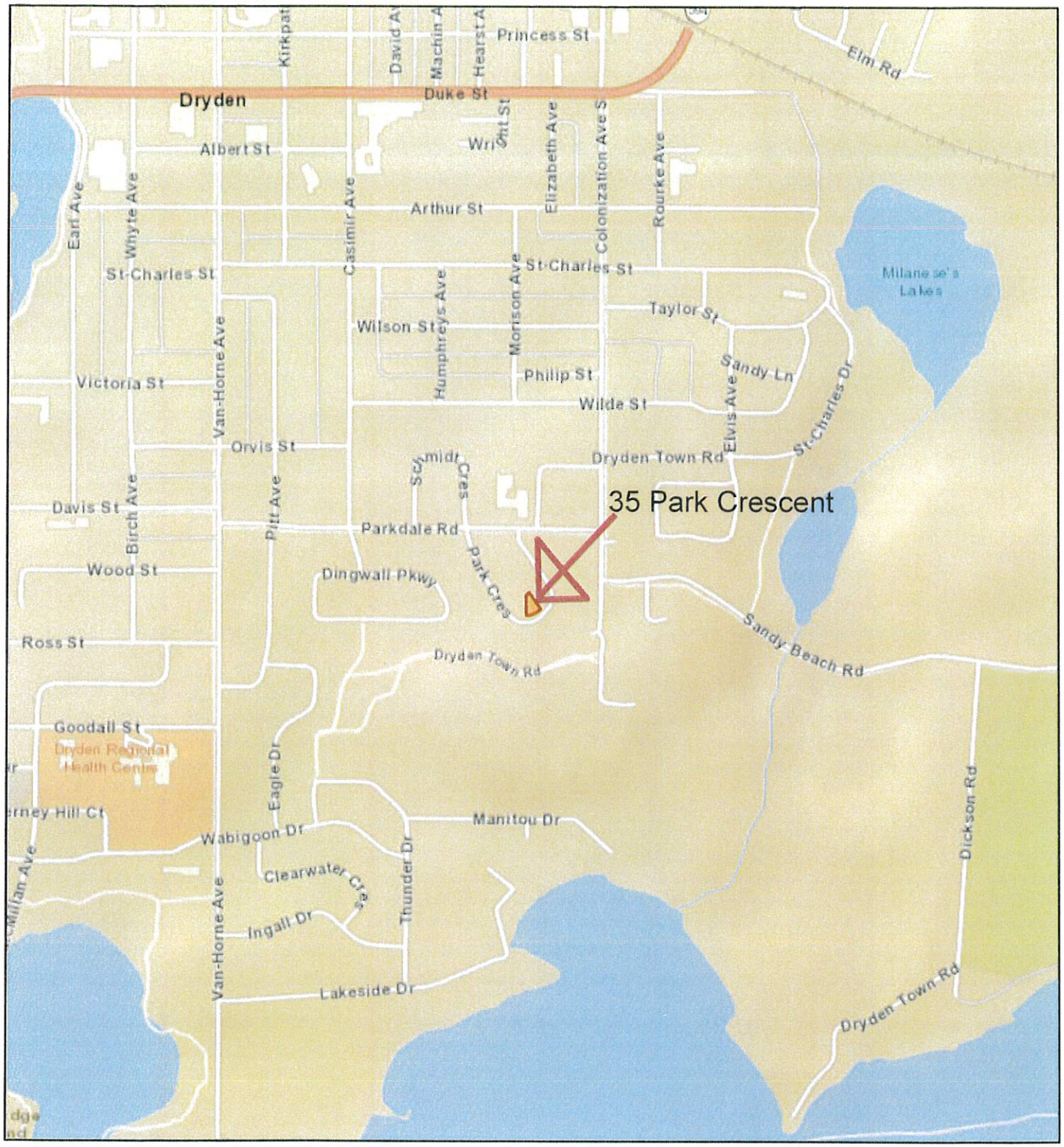
0 0.01 0.01 0.02 km

Dryden Imagery 10cm (2012)

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Esri, HERE, Garmin, INCREMENT P, NGA, USGS, NRCan

35 Park Crescent



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0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

Esri, HERE, Garmin, INCREMENT P, NGA, USGS, NRCan

4.1 RESIDENTIAL TYPE ONE (R1) ZONE

4.1.1 Permitted Uses

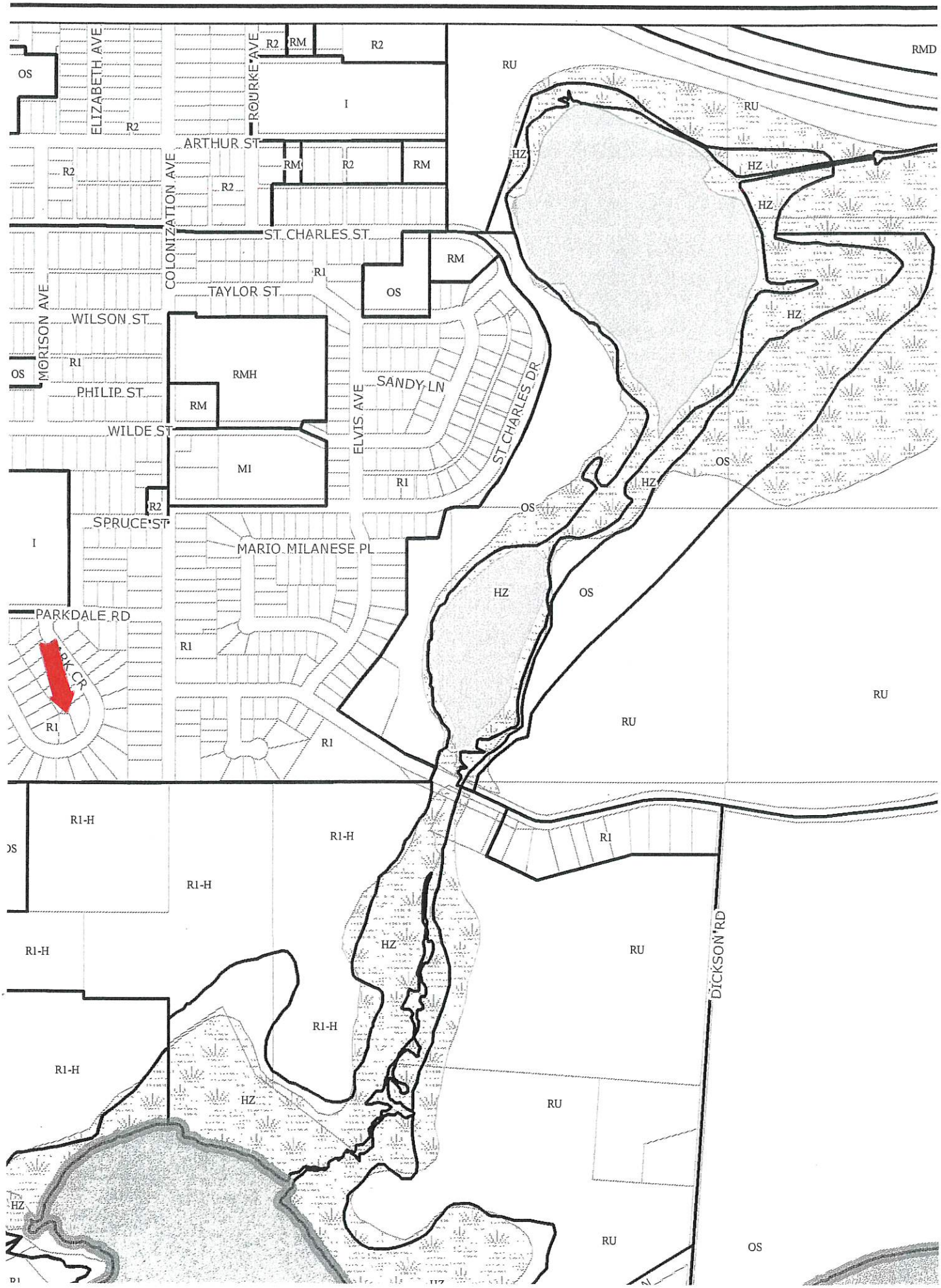
No person shall within a Residential Type One (R1) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

i) crisis centre
ii) group home
iii) home occupation
iv) single detached dwelling

4.1.2 Regulations for Permitted Uses

i)	Minimum Lot Area	465 sq. m.
ii)	Minimum Lot Frontage	15.0 m.
iii)	Minimum Yard Requirements	
	a) Front Yard	7.5 m.
	b) Interior Side Yard	1.5 m.
	c) Exterior Side Yard	5.0 m.
	d) Rear Yard	7.5 m.
iv)	Maximum Lot Coverage	40%
v)	Minimum Landscaped Open Space	20%
vi)	Maximum Building Height	9.0 m or not more than 1.0 metres higher then the average height of the dwellings on the adjacent lots, whichever is less.

4.1.3 Exceptions


ELIZABETH AVE
ROURKE AVE
COLONIZATION AVE
MORISON AVE
ARTHUR ST
ST CHARLES ST
TAYLOR ST
WILSON ST
PHILIP ST
WILDE ST
SPRUCE ST
SANDY LN
ELVIS AVE
ST CHARLES DR
MARIO MILANESE PL
PARKDALE RD
DICKSON RD
OS
R1
R2
RM
RMH
M1
I
RU
RMD
HZ
R1-H