175 Van Horne Ave

Dryden, ON, P8N 2B8

$219,900







MLS#:	**X14125764**
Style:	**Bungalow**
Year Built:	**1935/1970's add**
Total Sq/Ft:	**978+/- Sq.ft.**
Lot Dimensions:	**70' x 165'**
Bedrooms:	**3**
Bathrooms:	**4pc main, 3pc down**
Garage Size:	**30' x 24' det.**
Assessment:	**108,000**
Property Tax:	**$2,209.29**
Tax Year:	**2026**
Electricity Costs:	**tenant paid**
Heating Costs:	**tenant paid**
Heat System:	**F/A gas(1996)**
Electrical:	**100 Amp panel(2024)**
Windows:	**PVC**
Water:	**Municipal**
Sewer:	**Municipal**
Hot Water Tank:	**rental (1995)**
Foundation:	**poured conc.**
Basement:	**588+/-sq.ft. (unfin. & 3pc)**
Roof:	**Shingles 2016**
Exterior Finish:	**stucco/vinyl**
Driveway:	**gravel**

Recently renovated throughout the main floor, this 3 bedroom, 4pc bath, 978sq.ft. home is an ideal starter or retirement home. Extra 3pc bath in the basement with room for more development. This home is situated on a 70' x 165' level lot with a rear lane and a 30' x 24' detached garage – ideal for vehicles, toys & the handyman! PVC windows, 2016 shingles, and 2024 upgraded 100 Amp electrical panel. Situated within walking distance of downtown, the hospital, schools, parks, the Victoria Street dock and riverfront walkway. New white fridge, stove, washer an dryer have been ordered and will be installed prior to closing – move in condition and quick possession available!



LISTING AGENT

Angie Berrey

1-807-221-9400 Cell

angie.berrey@screalty.on.ca

Sunset Country Realty

72 A Van Horne Avenue

Dryden, ON P8N 2B1

1-807-223-3245

www.screalty.on.ca

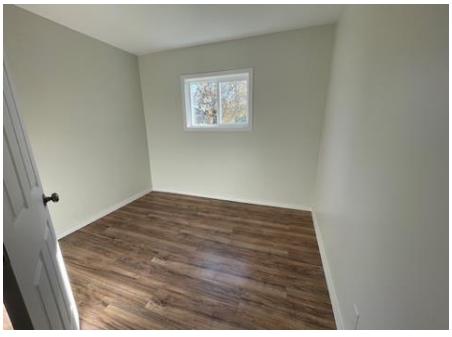
Sunset Country Realty Inc., Brokerage www.screalty.on.ca

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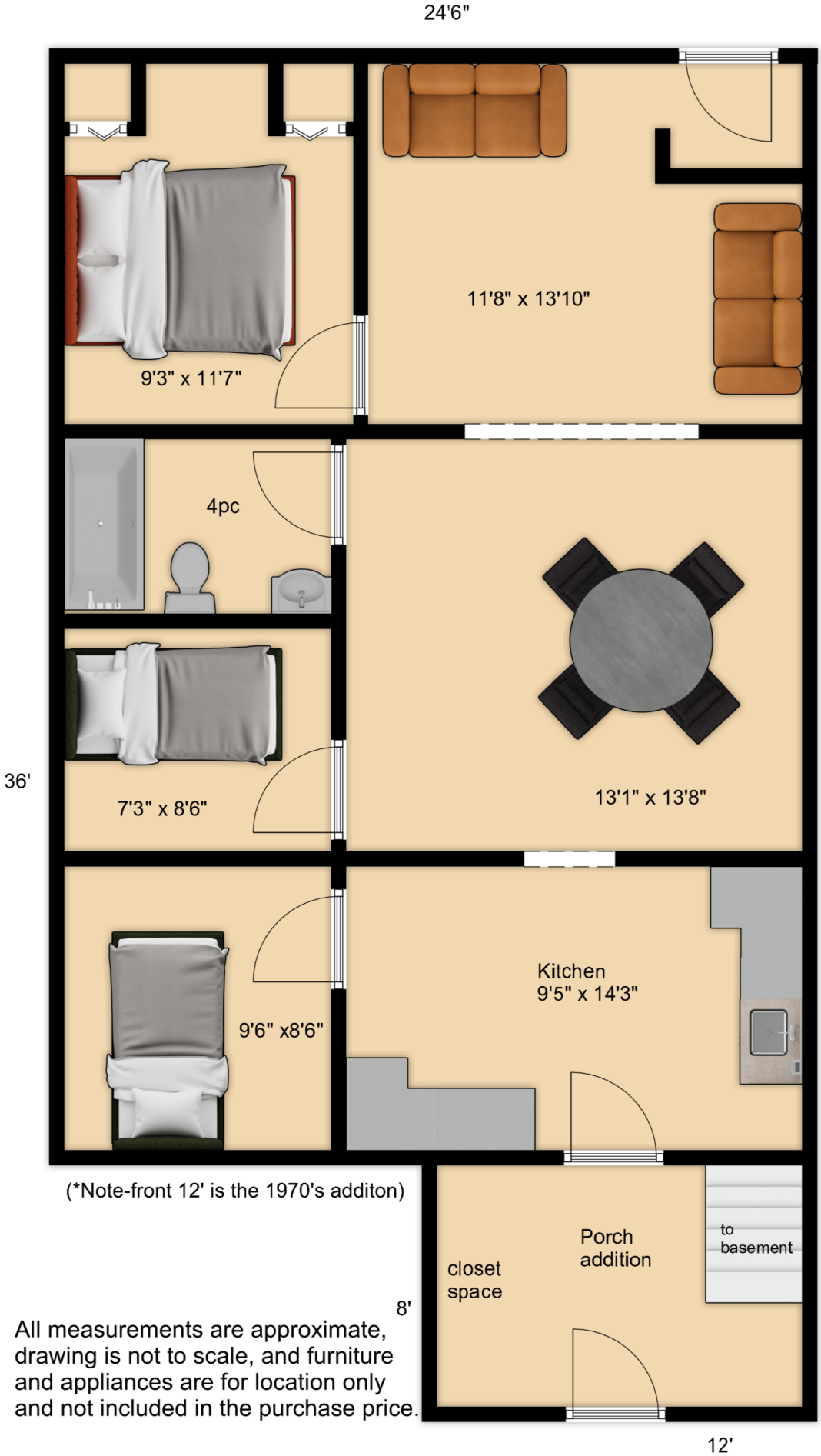






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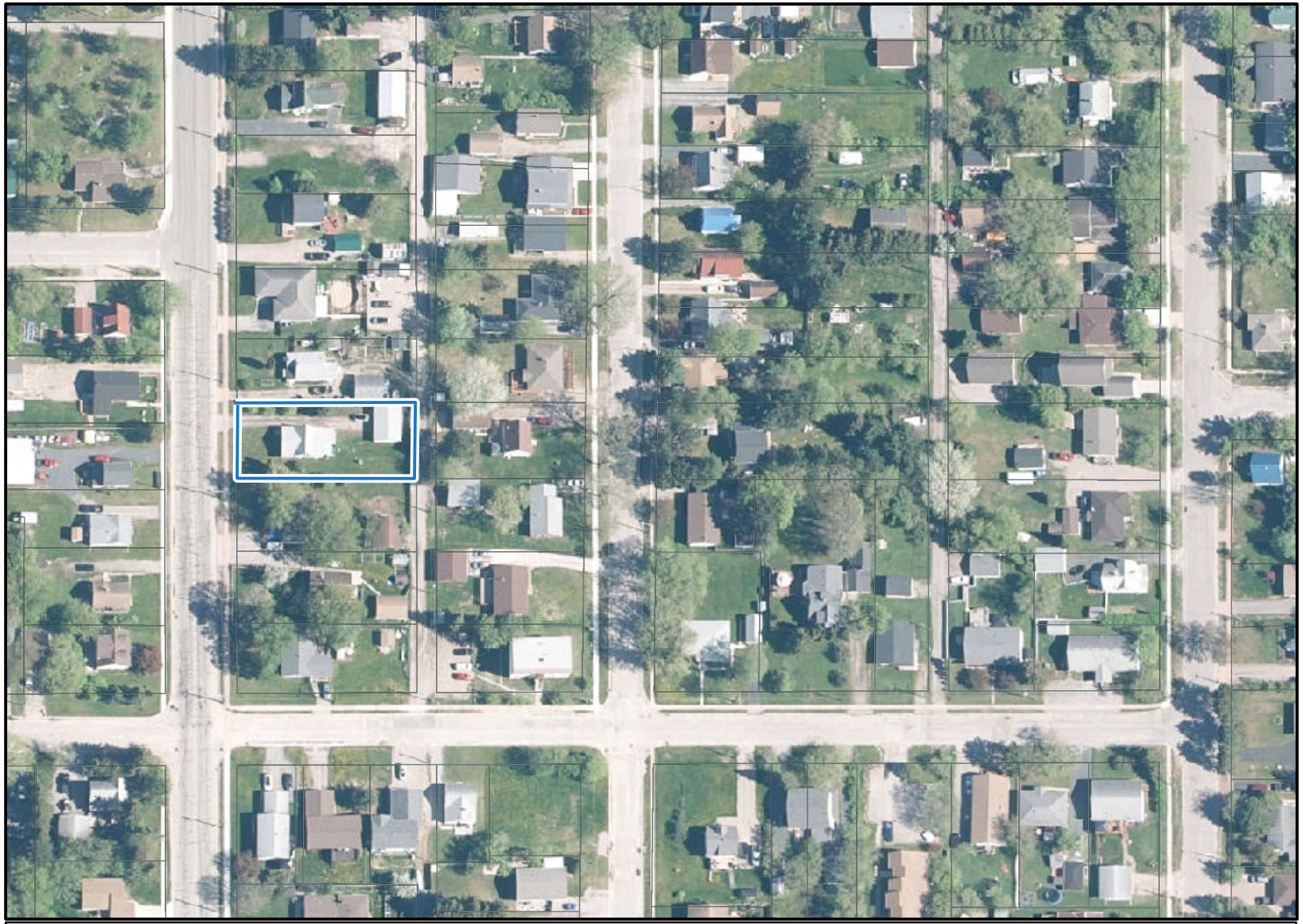
All measurements are approximate, drawing is not to scale, and furniture and appliances are for location only and not included in the purchase price.

Ontario Ministry of Natural Resources

Make a Topographic Map

175 Van Horne Ave, Aerial Map

Notes:



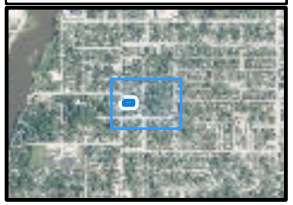
Legend

- Building as Symbol
- Building to Scale
- Airport
- Heliport \ Hospital Heliport
- Seaplane Base
- Ferry Route
- Trail
- Bruce Trail
- Greenbelt Route
- Rideau Trail
- Trans Canada Trail
- Voyageur Trail
- Waterfront Trail
- Railway \ Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major → Minor)
- Winter Road
- Road with Bridge
- Road with Tunnel
- Primary, Kings or 400 Series Highway
- Secondary Highway
- Tertiary Highway
- District, County, Regional or Municipal Road
- Toll Highway
- One Way Road
- Road with Permanent Blocked Passage
- Hydro Line, Communication Line or Unknown Transmission Line
- Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
- Spot Height
- Index Contour
- Contour
- Wooded Area
- Wetland
- Waterbody
- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids \ Falls
- Rapids
- Rocks
- Lock Gate
- Dam \ Hydro Wall
- Dam \ Hydro Wall
- Provincial \ State Boundary
- International Boundary
- Upper Tier \ District Municipal Boundary
- Lower Tier \ Single Tier Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

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Projection: Web Mercator

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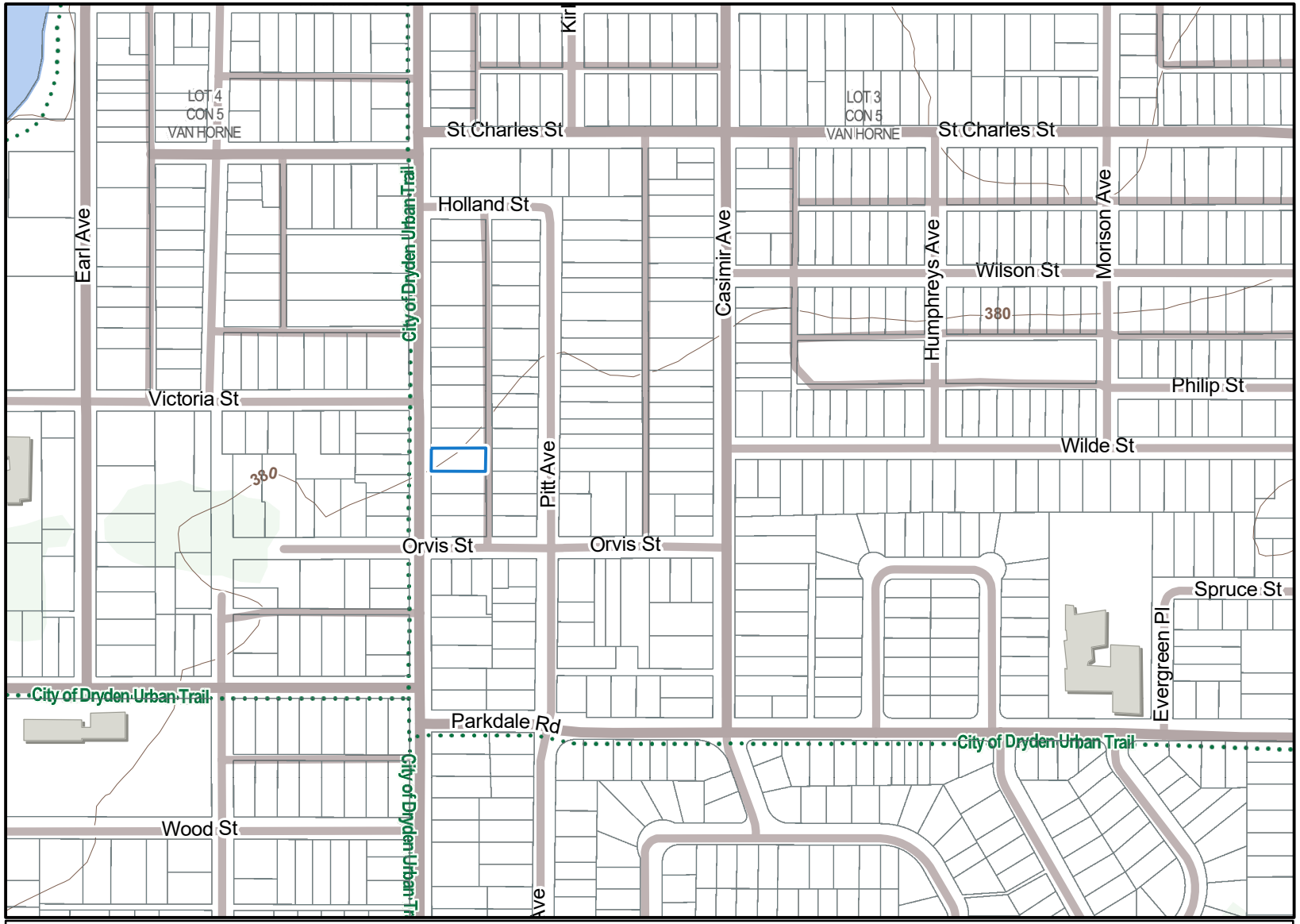
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Make a Topographic Map

175 Van Horne Ave, Street Map

Notes:



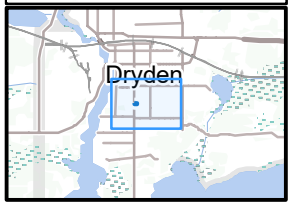
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