

169 Florence Street

Dryden, ON. P8N 2R6

\$269,900



169 Florence Street.

Ideal starter home or investment property! Approximately 996 square feet of living space on the main level, with a full, partially finished basement. The main level features 3 spacious, well-appointed bedrooms, a full bathroom, plenty of closet and storage space, a bright living room with southwest exposure, and an eat-in kitchen. The basement includes a 4th bedroom, a 2-piece bathroom, and a large rec. room with a 2-basin sink, offering potential for a granny suite or 5th bedroom if needed. Another highlight of this property is the fully fenced backyard with a deck, offering a serene setting to enjoy warm mornings and evenings. There is also a 24' x 24' detached shop for additional storage and plenty of parking space in the large paved driveway. Comes with 2 fridges, stove, microwave, washer and dryer.

MLS#: X13877168

Style: Bungalow

Year Built: 1956

Total Sq/Ft: 996 +/-

Lot Dimensions: 75' x 125'

Bedrooms: 3+1

Bathrooms: 1.5

Garage Size: 24' x 24' Detached

Assessment: \$114,000

Property Tax: \$2312.54

Tax Year: 2026

Electricity Costs: \$181.00/Mth (E/B)

Heating Costs: \$72/Month (E/B)

Heat System: Gas Forced Air (2006)

Electrical: 100 AMP

Water: Municipal

Sewer: Municipal

Hot Water Tank: Rental - Reliance

Foundation: Concrete Block

Basement: Full Partially Finished

Roof: Shingle (2016)

Exterior Finish: Vinyl

Driveway: Paved

Road Surface: Paved

LISTING AGENT



Brandon Wheatley

1-807-323-4663 Cell
brandon.wheatley@screalty.on.ca

Sunset Country Realty

72 A Van Horne Avenue

Dryden, ON P8N 2B1

1-807-223-3245

www.screalty.on.ca



169 Florence Street



169 Florence Street

** Not to scale





Legend

-  Building as Symbol
-  Building to Scale
-  Airport
-  Helipoint \ Hospital Helipoint
-  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 403 Series Highway
-  Secondary Highway
-  Tertiary Highway
-  District, County, Regional or Municipal Road
-  Veh Highway
-  One Way Road
-  Road with Permanent Blocked Passage
-  Road with Address Ranges
-  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
-  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

0 0.0 km

Projection: Web Mercator



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-  Rocks
-  Lock Gate
-  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

0 0.1 km

Projection: Web Mercator



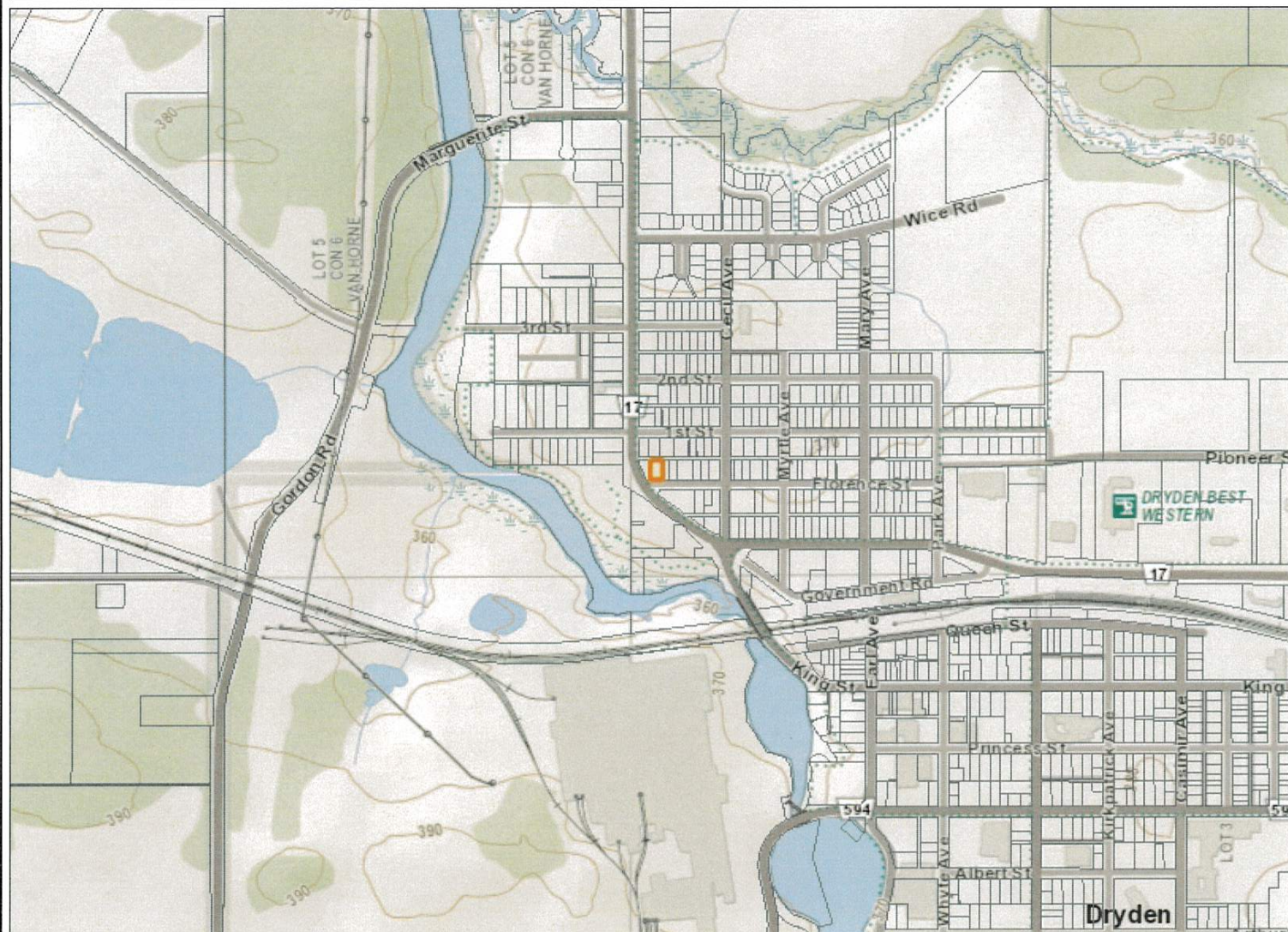
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