9 Milanese Place

Dryden, ON, P8N 3G6

$514,900







MLS#:
Style: Bungalow
Year Built: 1991
Total Sq/Ft: 1832+/-
Lot Dimensions: 65’ x 120’
Bedrooms: 3+2
Bathrooms: 3(4pc, 3pc ens.,3pc)
Garage Size: 21’ x 20’ (1.5)
Assessment: $332,000.00
Property Tax: $6,734.77
Tax Year: 2026
Electricity Costs: EB-$164/month
Heating Costs: EB - $90/month
Heat System: F/A gas(2023)
Electrical: 200 Amp panel
Windows: Most PVC/vinyl
Water: Municipal
Sewer: Municipal
Hot Water Tank: rental
Foundation: PWF, conc. Fl.
Basement: Full, rec. rm, 2 bdrms, 3pc, utility/storage
Roof: shingles 2016
Exterior Finish: Vinyl/brick
Driveway: interlocking brick/double drive

Quick possession is now available! Be in your 1832+/- sq.ft. family home in time for the holidays! Boasting a main floor living room & family room with gas f/p, 2 eating areas, a rec. room, and a total of 5 bedrooms and 3 full baths! Newer flooring throughout much of main floor, renovated ensuite and basement baths & modern colours throughout! There is an insulated att. garage, private rear fenced yard, shed, garden beds, and an interlocking brick driveway, walkway and rear patio area, all situated in a preferred area - ideal home for the growing family. Within walking/biking distance of ball diamonds, Sandy Beach Park, the golf course, flat rock & beach area - providing fishing and recreation for the entire family. Kitchen appliances are included.



LISTING AGENT

Angie Berrey

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Sunset Country Realty Inc., Brokerage
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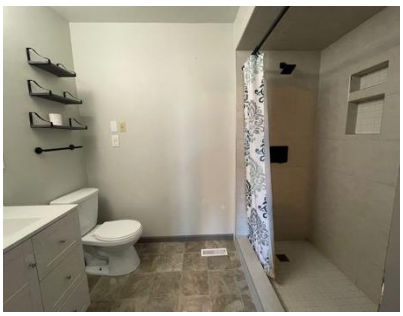
9 Mario Milanese Place











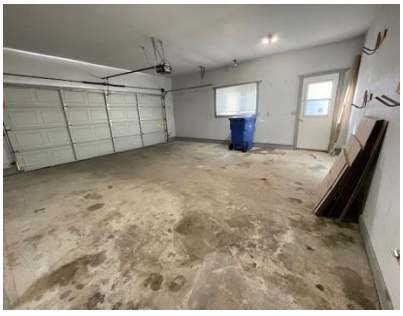
9 Mario Milanese Place (Basement/garage/Exterior)







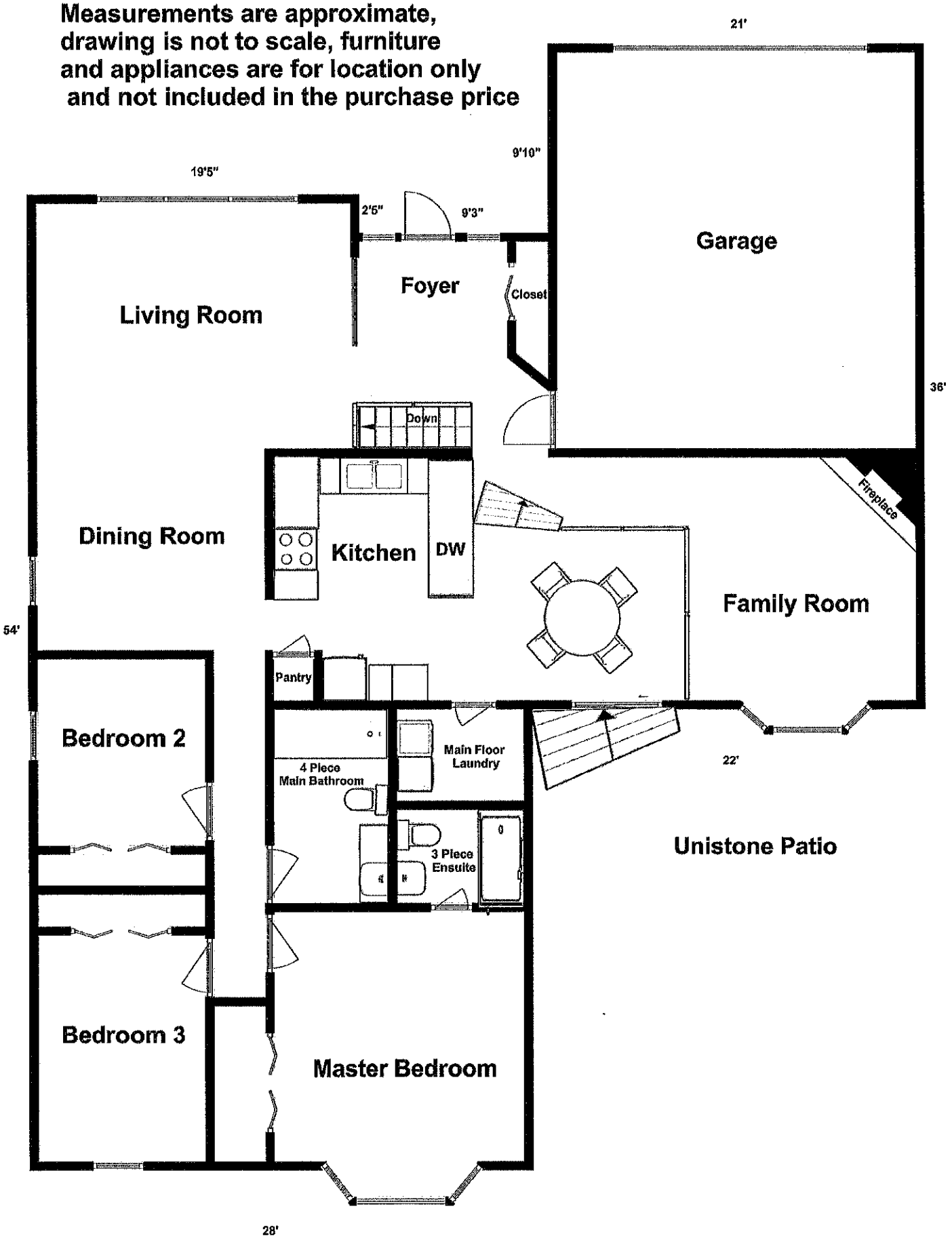


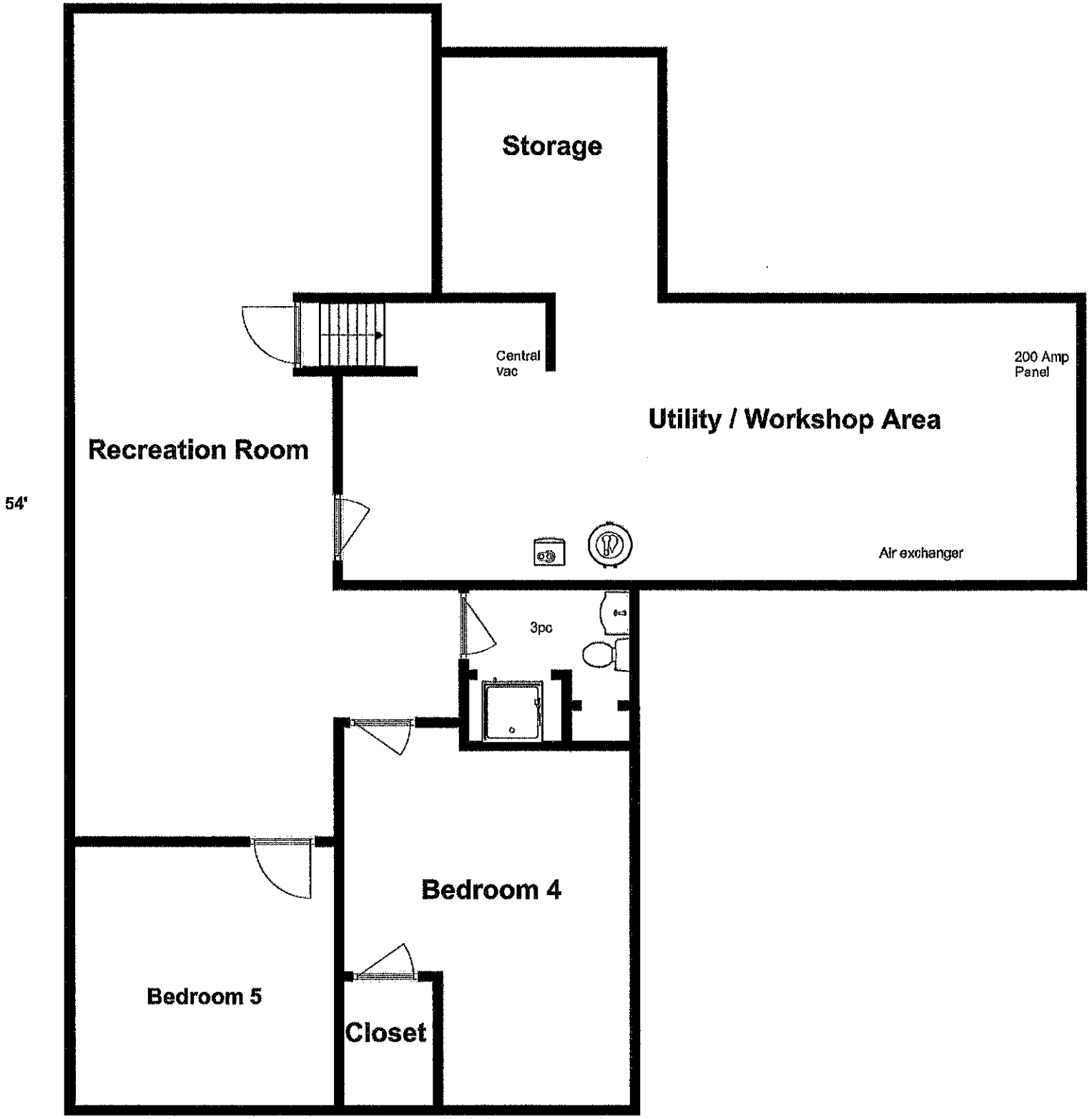


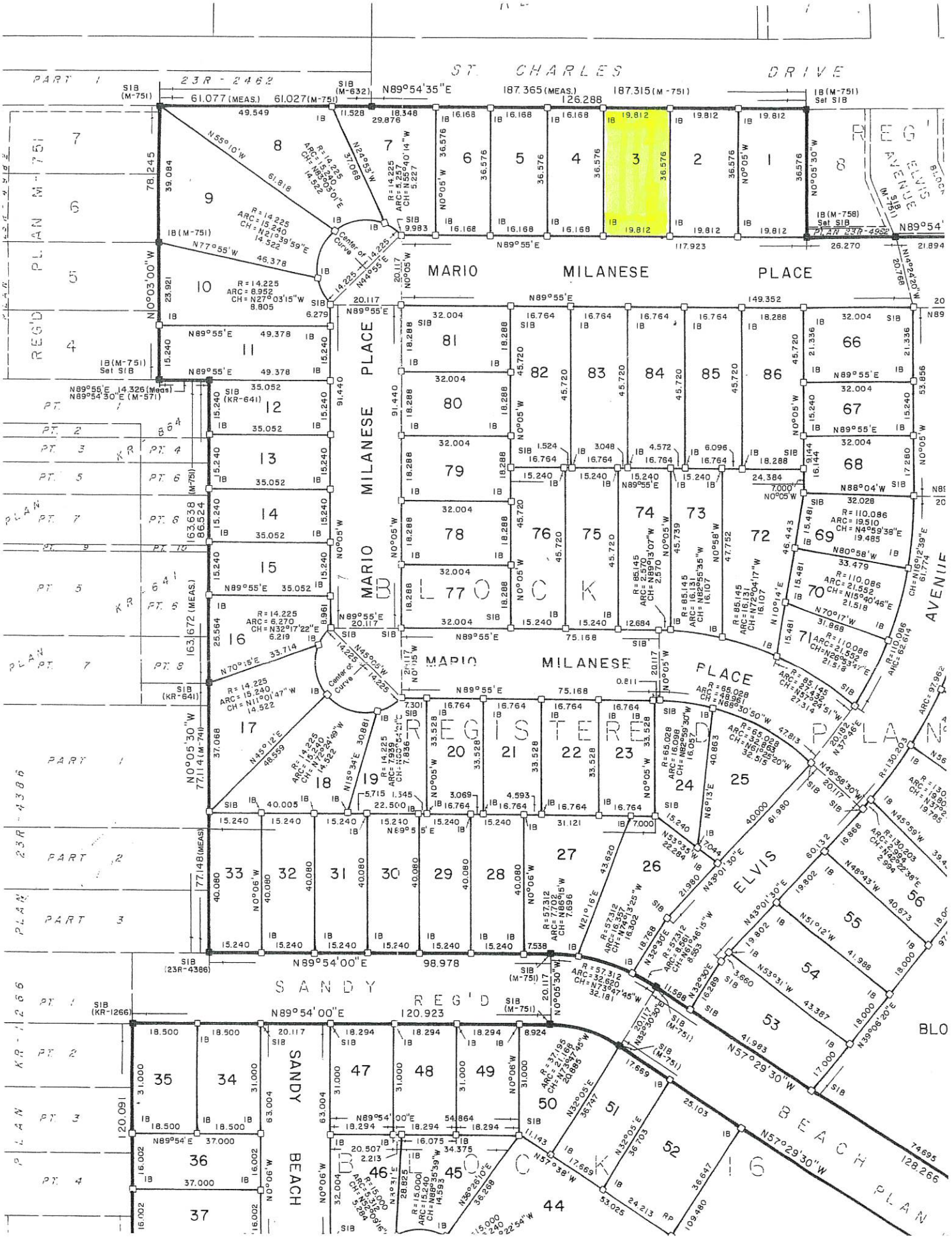
9 Mario Milanese Place

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



9 Mario Milanese Place
Lower Level




ST. CHARLES DRIVE
MARIO MILANESE PLACE
ELVIS AVENUE
SANDY BEACH
REG'D PLAN M-751
REG'D PLAN 23R-2462
REG'D PLAN 23R-4386
REG'D PLAN KR-1266
61.077 (MEAS.)
61.027 (M-751)
N89°54'35"E
187.365 (MEAS.)
187.315 (M-751)
126.288
N89°54'00"E
98.978
120.923
N89°55'E
149.352
N0°03'00"W
78.245
77.148 (MEAS.)
77.114 (M-751)
163.638
163.672 (MEAS.)
86.524
N0°05'30"W
N0°06'W
N0°05'W
N0°05'E
N89°55'E 14.326 (Meas)
N89°54'30"E (M-571)
N77°55'W
46.378
N55°10'W
61.818
N24°53'W
37.068
N44°05'E
N45°05'W
N70°15'E
33.714
N45°12'E
48.559
N15°34'E
30.881
N21°16'E
43.620
N32°30'E
N43°01'30"E
N57°29'30"W
128.266
74.695
109.480
53.025
24.213
117.923
26.270
21.894
20.117
20.048
SIB (M-751)
SIB (M-632)
SIB (KR-641)
SIB (KR-1266)
SIB (23R-4386)
IB (M-751)
Set SIB
IB (M-758)
PLAN 23R-4995
Center of Curve
PART 1
PART 2
PART 3
PART 4
PART 5
PART 6
PART 7
PART 8
PART 9
PART 10
PART 11
PART 12
KR-641
KR-1266
BLOCK 77
BLOCK 46
BLOCK 45
BLOCK 44
BLOCK 16
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86

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Make a Topographic Map

9 Mario Milanese Place 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
- 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
- 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

0 0.0 km

Projection: Web Mercator



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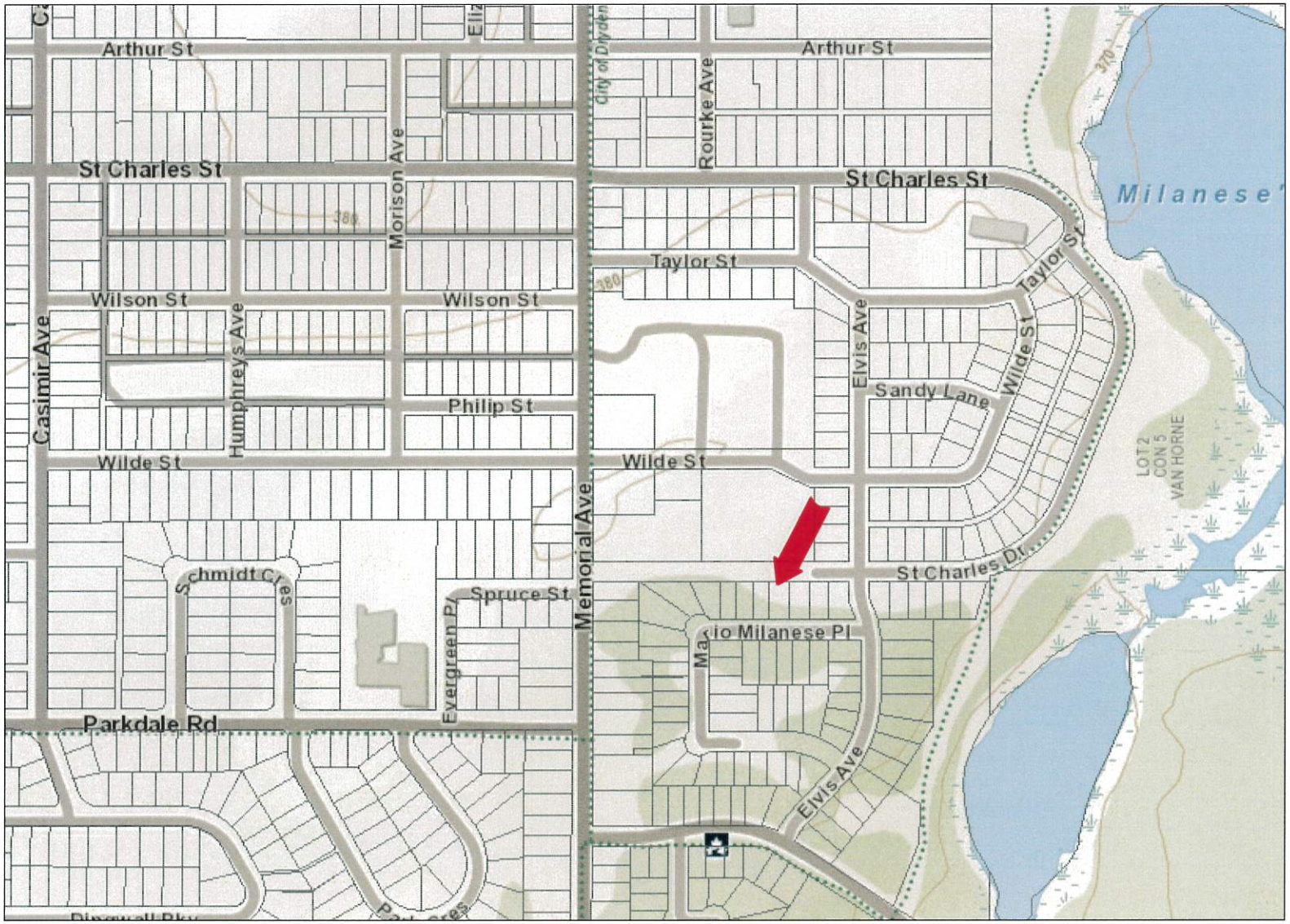
Make a Topographic Map

9 Mario Milanese Place Street 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
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Road (Major — Minor)
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International Boundary
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Lower Tier \ Single Tier Municipal Boundary
Lot Line
Indian Reserve
Provincial Park
National Park
Conservation Reserve
Military Lands

0 0.3 km

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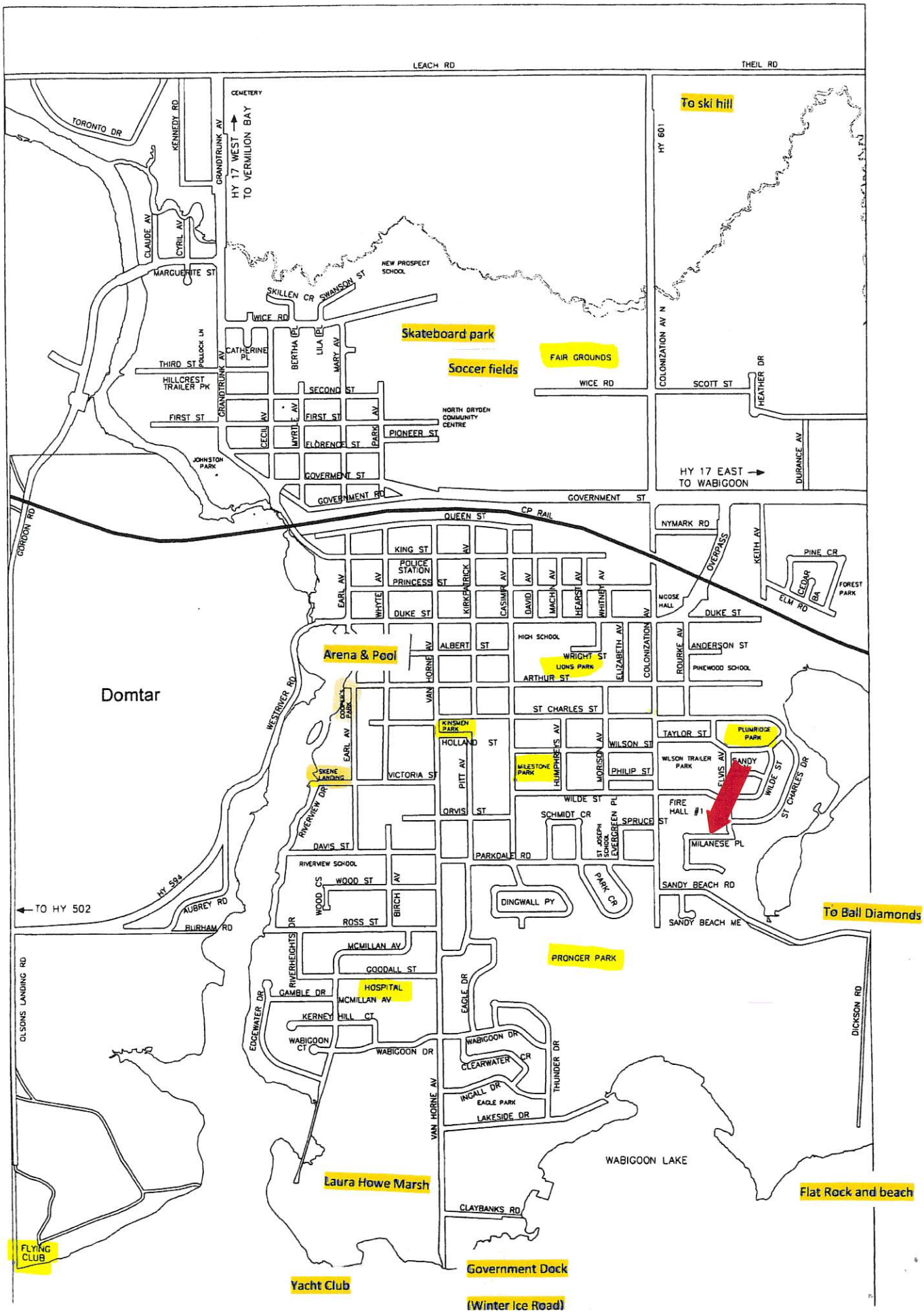
LEACH RD
THEIL RD
To ski hill
HY 601
CEMETERY
HY 17 WEST TO VERMILION BAY
TORONTO DR
KENNEDY RD
GRANDTRUNK AV
CLAUDE AV
CYRIL AV
MARGUERITE ST
NEW PROSPECT SCHOOL
SKILLEN CR SWANSON ST
WICE RD
Skateboard park
Soccer fields
FAIR GROUNDS
COLONIZATION AV N
SCOTT ST
HEATHER DR
CATHERINE PL
BERTHA PL
LILA PL
MARY AV
THIRD ST
POLLOCK LN
HILLCREST TRAILER PK
SECOND ST
FIRST ST
CECIL AV
MYRTLE AV
FLORENCE ST
PARK AV
PIONEER ST
NORTH BRYDEN COMMUNITY CENTRE
JOHNSTON PARK
GOVERMENT ST
GOVERNMENT RD
HY 17 EAST TO WABIGOON
DURANCE AV
GORDON RD
QUEEN ST
CP RAIL
NYMARK RD
OVERPASS
KEITH AV
PINE CR
CEDAR
FOREST PARK
ELM RD
KING ST
POLICE STATION
PRINCESS ST
EARL AV
WHYTE AV
KIRKPATRICK AV
CASIMIR AV
DAVID AV
MACHIN AV
HEARST AV
WHITNEY AV
MOOSE HALL
DUKE ST
HIGH SCHOOL
ALBERT ST
WRIGHT ST
LIONS PARK
ELIZABETH AV
COLONIZATION
ROURKE AV
ANDERSON ST
PINEWOOD SCHOOL
Arena & Pool
ARTHUR ST
VAN HORNE AV
ST CHARLES ST
Domtar
WESTRIVER RD
DOOKIES PARK
KINSMEN PARK
HOLLAND ST
TAYLOR ST
PLUMRIDGE PARK
WILSON ST
WILSON TRAILER PARK
SANDY
SKENE LANDING
VICTORIA ST
PITT AV
MILESTONE PARK
HUMPHRIES AV
MORISON AV
PHILIP ST
ELVIS AV
WILDE ST
ST CHARLES DR
RIVERVIEW DR
ORVIS ST
WILDE ST
SCHMIDT CR
FIRE HALL #1
SPRUCE ST
EVERGREEN PL
ST JOSEPH SCHOOL
MILANESE PL
DAVIS ST
PARKDALE RD
RIVERVIEW SCHOOL
WOOD CS
WOOD ST
BIRCH AV
PARK CR
SANDY BEACH RD
HY 594
TO HY 502
AUBREY RD
BURHAM RD
ROSS ST
DINGWALL PY
SANDY BEACH ME
To Ball Diamonds
RIVERHEIGHTS DR
MCMILLAN AV
GOODALL ST
PRONCER PARK
OLSONS LANDING RD
HOSPITAL
MCMILLAN AV
GAMBLE DR
EAGLE DR
DICKSON RD
KERNEY HILL CT
EDGEWATER DR
WABIGOON CT
WABIGOON DR
CLEARWATER CR
THUNDER DR
INGALL DR
EAGLE PARK
LAKESIDE DR
VAN HORNE AV
WABIGOON LAKE
Laura Howe Marsh
Flat Rock and beach
CLAYBANKS RD
FLYING CLUB
Government Dock
Yacht Club
(Winter Ice Road)