

14794 Hwy 17 East

Dryden, ON. P8N 2Y4

\$369,900



MLS#: X13251444
Style: 1.25 Storey
Year Built: 2008
Total Sq/Ft: 1400 +/-
Lot Size: 155 +/- Acres
Bedrooms: 3
Bathrooms: 1
Garage Size: NONE
Assessment: \$169,000.00
Property Tax: \$3251.01
Tax Year: 2024
Electricity Costs: None
Heat System: Propane/Wood
Electrical: Solar
Water: Artesian Well
Sewer: Septic
Hot Water Tank: HWoD (Not Working)
Foundation: Posts
Basement: None
Roof: Metal
Exterior Finish: Wood
Driveway: Gravel

Hidden Gem For Sale!

14794 Highway 17 East.

Stunning property spans approximately 155 acres within the City of Dryden boundaries boasting over 2600 feet in highway frontage! Perfect for those outdoor enthusiasts.

The house, built in 2008 offers off grid living for those looking to minimize monthly expenses. Approximately 1400 +/- square feet, includes 3 bedrooms and 1 full bathroom. Spacious Living Area, with loft, 2 patio doors onto a wrap around deck, providing exceptional sight lines of the property.

Heated by propane gas & wood stove.

Septic & Well.

WMU #8

LISTING AGENT



**Brandon
Wheatley**

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

Sunset Country Realty

72 A Van Horne Avenue

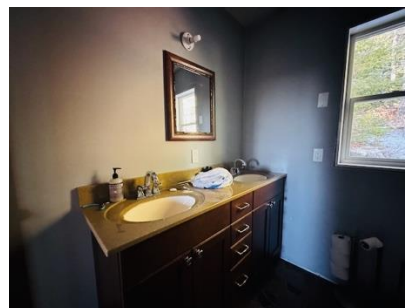
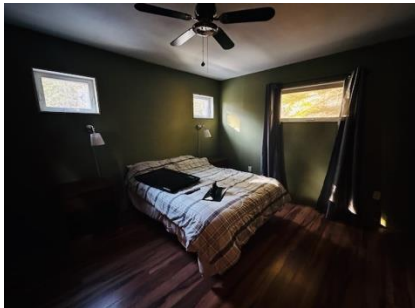
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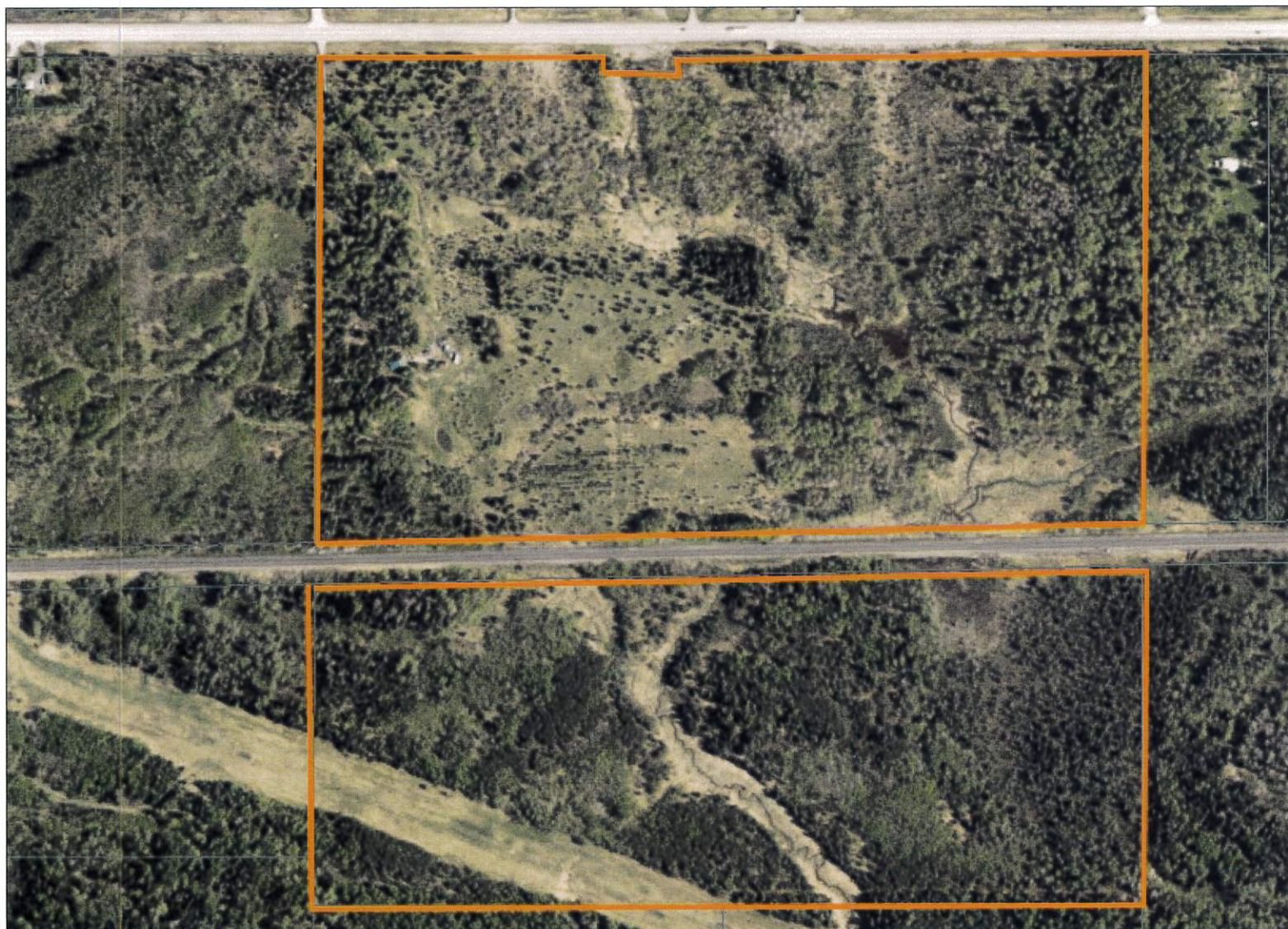
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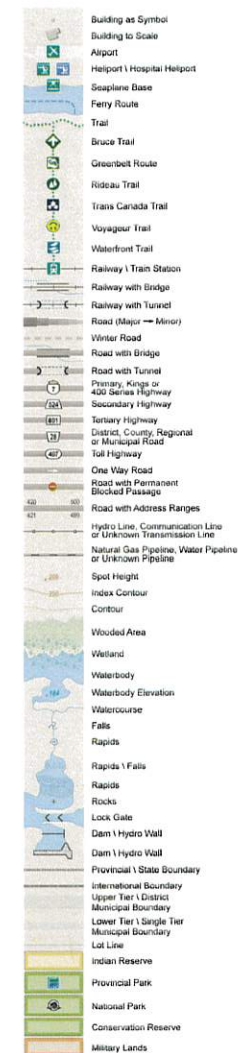


14794 Hwy 17 East





Legend



0 0.3 km

Projection: Web Mercator



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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 400 Series Highway
-  Secondary Highway
-  Tertiary Highway
-  District, County, Regional or Municipal Road
-  Yuk 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
-  Watercourse
-  Falls
-  Rapids
-  Rapids / Falls
-  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 2.4 km

Projection: Web Mercator

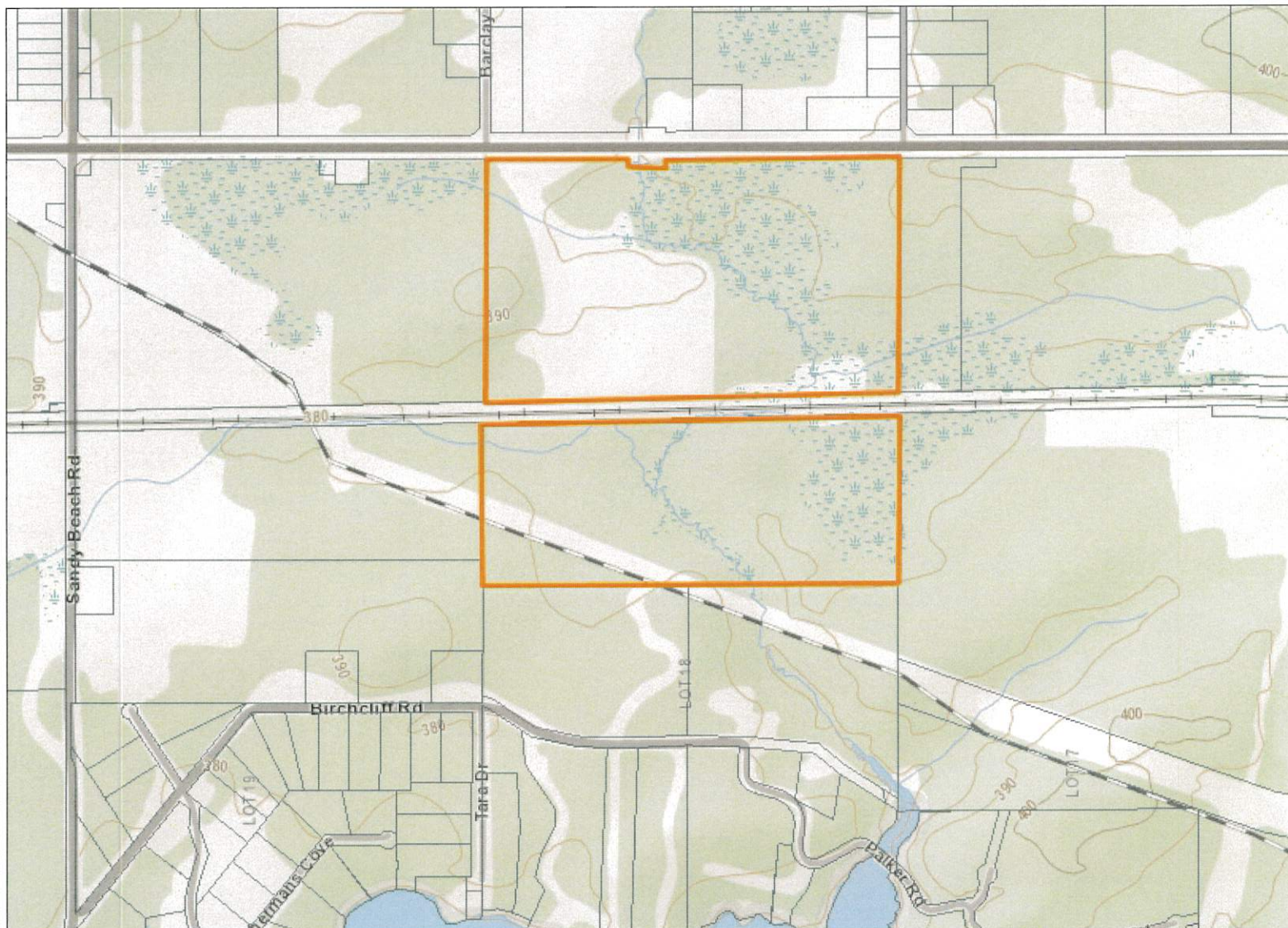


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- International Boundary
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- Municipal Boundary
- Lower Tier / Single Tier
- Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

0 0.6 km

Projection: Web Mercator



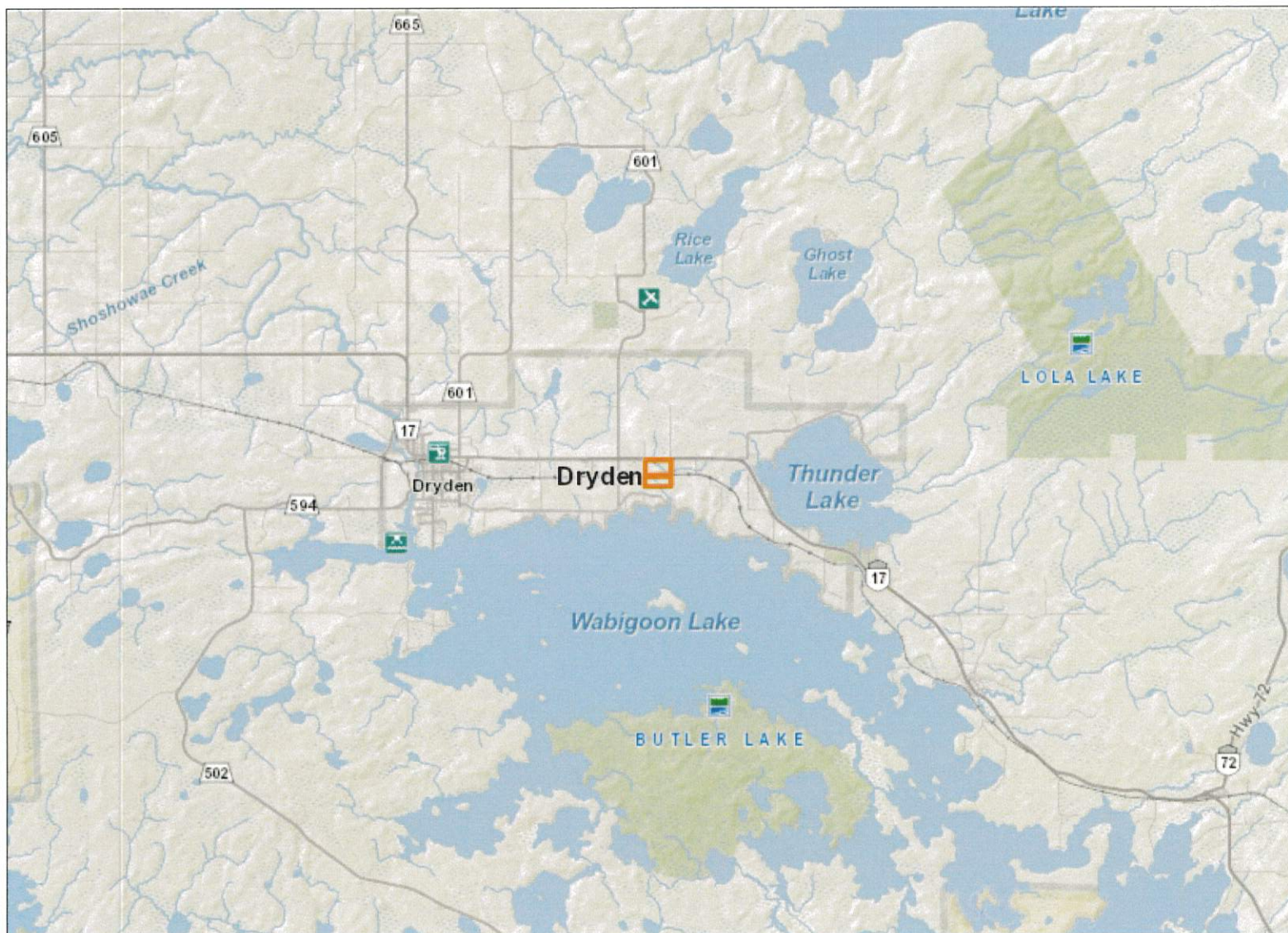
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0 9.5 km

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