72 Dingwall Parkway

Dryden, ON. P8N 1T4

$299,900







MLS#: X14153636
Style: Side Split
Year Built: 1964
Total Sq/Ft: 1310 +/-
Lot Dimensions: 50' x IRR
Bedrooms: 3
Bathrooms: 2
Garage Size: 26' x 28' Detached
Assessment: $163,000
Property Tax: $3135.60
Tax Year: 2026
Electricity Costs: $191/Month
Heat System: Electric
Electrical: 200 AMP
Water: Municipal
Sewer: Municipal
Hot Water Tank: Reliance
Foundation: Concrete Block
Basement: Partial – Finished
Roof: Shingle
Exterior Finish: Brick Front/ Vinyl
Driveway: Paved
Road Surface: Paved

Welcome to 72 Dingwall Parkway!

Charming three-level split home offering approximately 1,930 square feet of living space throughout! The main level features a large, heated entryway with both front and rear entrances. From there, you'll enter the open-concept kitchen, living, and dining area. The living room boasts a bright picture window and a beautiful fieldstone fireplace with a gas insert. The upper level offers two very spacious bedrooms and a full four-piece bathroom. The lower level features a nicely sized third bedroom, a three-piece bathroom, and a spacious rec room with a second gas fireplace. There is also access to the crawl space, providing additional storage if needed.

Outside, you'll find a large paved driveway, a 26' x 28' garage, and a stunning backyard. Enjoy the warmer months from the screened-in porch located just off the back of the home. Located in one of Dryden's top neighbourhoods, this home is conveniently close to St. Joseph's Elementary School and Pronger Park. Included are the fridge, stove, portable dishwasher, microwave, washer, and dryer, along with several other negotiable items.

A wonderful opportunity to own a charming home in a fantastic location!



LISTING AGENT

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72 Dingwall Parkway

















72 Dingwall Parkway

(Main Level)

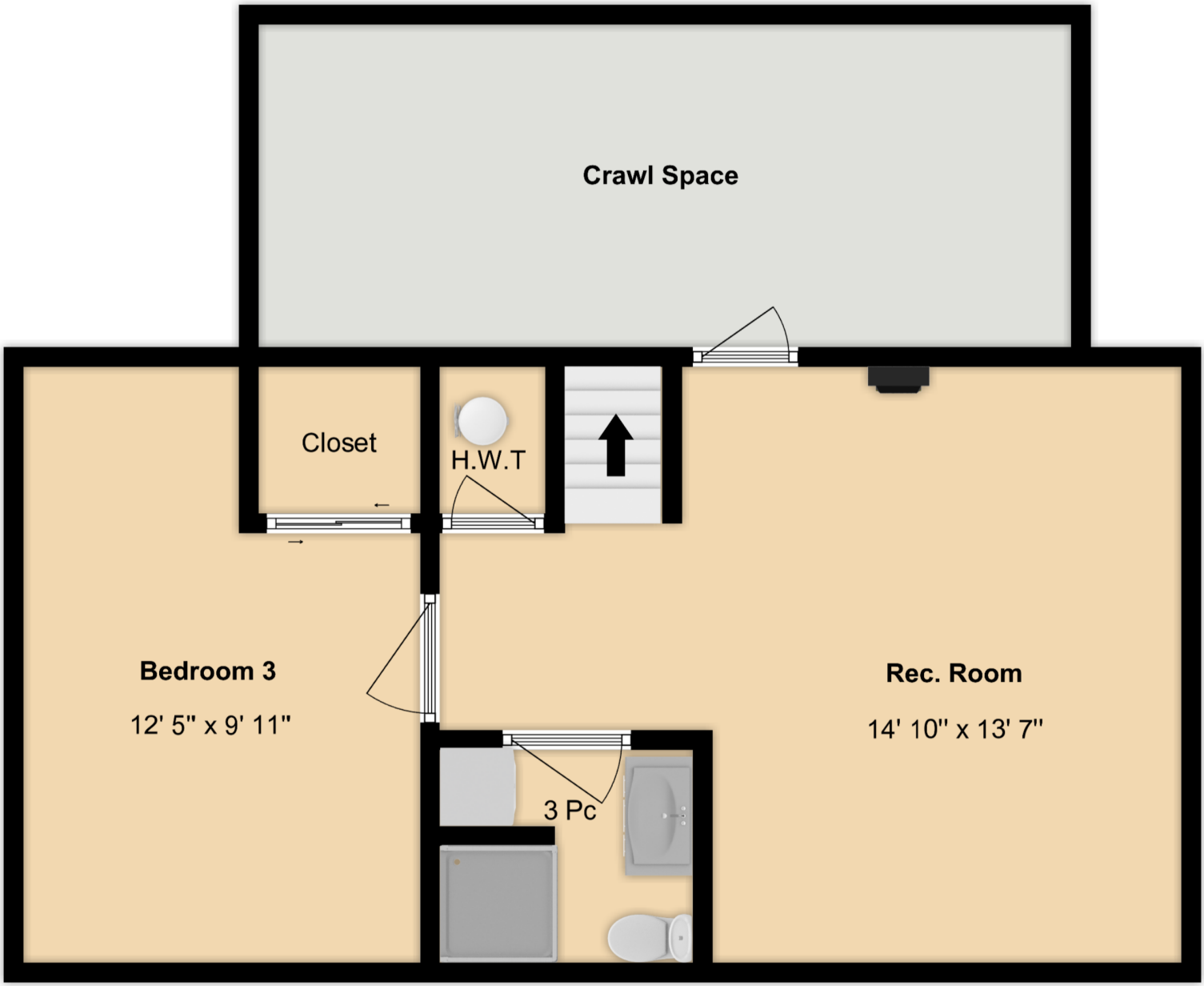
** Not to scale



72 Dingwall Parkway

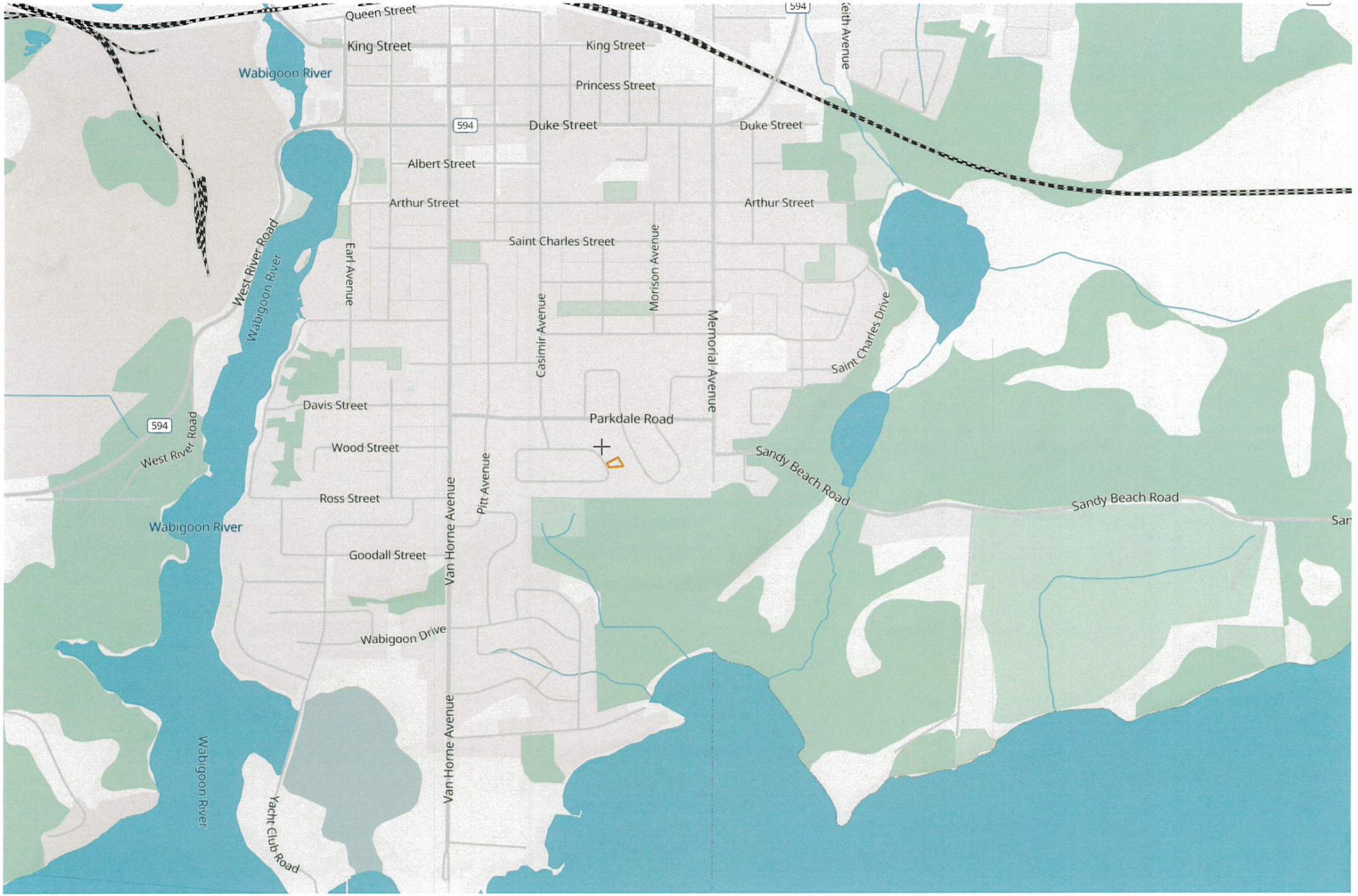
(Lower Level)

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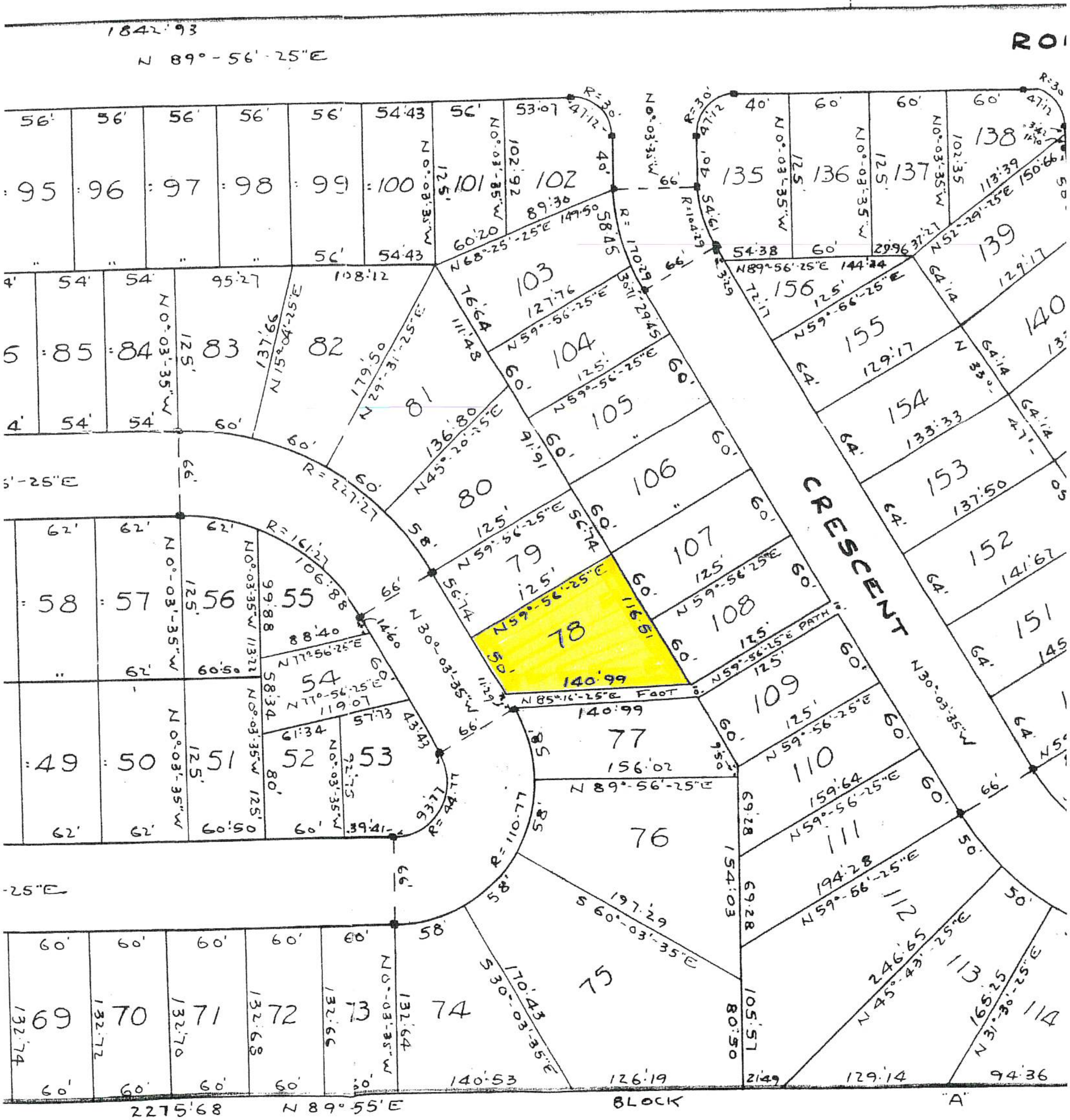







Queen Street
King Street
King Street
Wabigoon River
Princess Street
594
Duke Street
Duke Street
Albert Street
Arthur Street
Arthur Street
Saint Charles Street
West River Road
Wabigoon River
Earl Avenue
Casimir Avenue
Morison Avenue
Memorial Avenue
Saint Charles Drive
Davis Street
Parkdale Road
594
West River Road
Wood Street
Sandy Beach Road
Ross Street
Pitt Avenue
Van Horne Avenue
Sandy Beach Road
Wabigoon River
Goodall Street
Wabigoon Drive
Van Horne Avenue
Wabigoon River
Yacht Club Road

PARCEL 15963



No. M344

9 40

A. 25th JULY

July

91

4.4 Low Density Residential (R1) Zone

The Low Density Residential (R1) Zone is intended to implement the Low-density Residential designation in the Official Plan.

All structures and buildings erected, altered, or used in the R1 Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.4.1 Permitted Uses

1. No person shall within a Low Density Residential (R1) Zone, use any land or erect, alter, or use any building or structure except in accordance with the following:
   - additional residential unit
   - bed and breakfast
   - crisis centre
   - garden suite
   - home occupation
   - public use
   - semi-detached dwelling
   - single detached dwelling

2. The following uses are also permitted, subject to additional provisions:
   a. A tiny home dwelling on existing undersized vacant lots of record, subject to servicing requirements and frontage on a public road;
   b. A group home, provided it is located in a permitted dwelling type in the R1 Zone; and
   c. A modular dwelling, provided it is installed on a permanent engineered foundation.

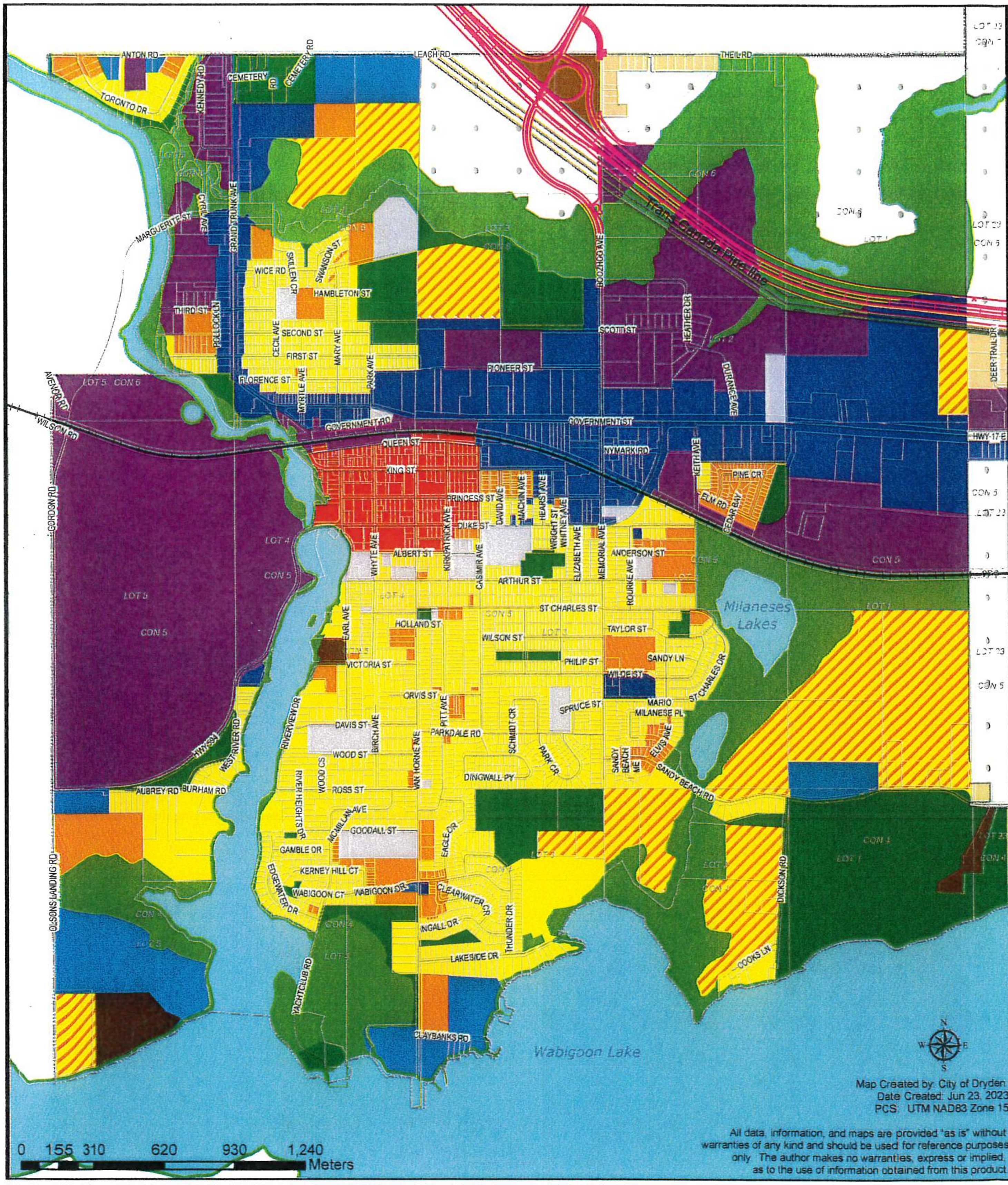
4.4.2 Zone Requirements

Provision	R1 Zone Requirement
1. Minimum Lot Area	
a. Semi-detached dwellings	200 m^2 per dwelling unit
b. All other uses	465 m^2
2. Minimum Lot Frontage	
a. Semi-detached dwellings	9 m per dwelling unit

Provision	R1 Zone Requirement
b. All other uses	15 m
3. Minimum Yard Requirements	
a. Front Yard	7.5 m
b. Interior Side Yard	
i. With common wall	Nil
ii. Without common wall	1.5 m
c. Exterior Side Yard	5 m
d. Rear Yard	7.5 m
4. Maximum Lot Coverage	
a. All buildings	40% (By-law No. 2976-2003), or 45% where the lot contains one or more additional residential units
b. Accessory buildings	75% of principal building or maximum 10% lot coverage, whichever is greater
5. Maximum Building Height	2 storeys
6. Minimum Landscaped Open Space	20%

4.4.3 Exceptions

1. Low Density Residential Exception One (R1-1) Zone – 163 Mary Avenue (By-law No. 4776-2020)
   a. In addition to the uses permitted in the Low Density Residential (R1) Zone, a duplex dwelling shall be permitted.
2. Low Density Residential Exception Two (R1-2) Zone – 185, 191, 193, 195, 199, 215, 219, 227, and 237 West River Road



OFFICAL PLAN - SCHEDULE A - MAP 1
LAND USE PLAN - SETTLEMENT AREA

City of Dryden

DRYDEN

* The entirety of Dryden is considered to be an area of high mineral potential

Legend

- Properties / Concession Lots
- Rail
- Trans Canada Pipe Line
- Proposed Highway ByPass
- Streets
- Dryden Municipal Boundary
- Water Bodies

2022 OP Landuse Plan

- Future Residential Development – Intensification
- Residential - Low Density
- Residential - Medium-High Density
- Mixed Use
- Commercial - Downtown Core
- Commercial - Regional Business Centre
- Institutional and Community Facilities
- Industrial
- Open Space
- Natural Heritage and Environmental Protection Area
- Commercial - Tourist Commercial
- Rural Agricultural
- Rural Residential
- Mineral Aggregate, Extraction and Mineral Deposits
- Waste Disposal