

# Austin & Austin

Realty Brokerage

Austin & Austin Realty • #3-35 Whyte Avenue, Box 790, Dryden, Ontario, P8N 2Z4 • Fax (807) 223-5933 Phone (807) 223-6215



**\$259,000**

**25 Casimir Avenue**

**33' x 107.15'**

**Excellent Starter/Investment, charming 1 1/2 storey, great location, close to all amenities. 1+2 bedroom, open concept kitchen, dining, living room, master bedroom, 4pc bath. 2 bedrooms upstairs. Unfinished basement. Storage shed, Back lane access. Fridge, stove, washer & dryer will remain.**

**Listing Sales Representative: Judy Grant H-1825**

Three Season Sunroom



Kitchen



Living Room



Living Room



Master Bedroom main floor



4pc Bath



Bedroom upstairs



Bedroom upstairs



Laundry



Back of home



Storage shed



Front of home



**List Price:** \$259,000      **Address:** 25 Casimir Avenue  
**File Number:** H-1825      **Zoning:** Residential  
**Legal:** PCL 24634, SEC DKF; LT 18, PL M153; Dryden  
**Lot Size:** 33' x 117.15'      **Taxes:** \$1219.44 (2025)  
**House Size:** 906 sq.ft.      **MPAC Assessment:** \_\_\_\_\_  
**Estimated Age:** 1909      **Style:** 1 ½ Storey  
**Exterior Finish:** Vinyl      **Roof Cover/Age:** Asphalt shingles  
**Driveway:** natural      **Window Style:** mixed  
**Foundation:** Poured concrete      **Basement Size:** Full unfinished  
**Basement Finish:** \_\_\_\_\_  
**Heat/Cost:** F/A Gas      **Plumbing:** mixed  
**H.W.T.** Gas rental      **Garage:** \_\_\_\_\_  
**Panel:** 200 amp panel      **Consumption:** \_\_\_\_\_  
**Detached Units:** Storage shed  
**Septic System:** City Services  
**Water System:** City Services  
**Rooms**      **Bedrooms**  
**Kitchen:** 10'8" x 11'11"      **1:** 15'10" x 7'10"  
**Dining Room:** combined      **2:** 10'8" x 12' upstairs  
**Living Room:** 11'6" x 16'4"      **3:** 7'11" x 12' upstairs  
**Other:** 3 Season Sunroom 12'9 x 8'      **4:** \_\_\_\_\_  
**Baths:** 1-4pc      **5:** \_\_\_\_\_  
**Inclusions:** Fridge, stove, washer & dryer

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*All Information contained herein is from sources deemed reliable,  
but no responsibility is assumed regarding complete accuracy thereof.*

H-1825

25 Casimir Avenue

A cozy Starter/Investment opportunity!

This well maintained 906 sq.ft., 1-½ storey home is centrally located close to downtown and most amenities.

Main floor offers an eat-in kitchen, open to the bright living room, one bedroom and four piece bath. Upstairs an additional two bedrooms.

Enjoy summer days and evenings relaxing in the 15' x 10' three season sunroom overlooking the backyard. Complete with a separate barbeque area.

Full unfinished basement allows an abundance of storage.

Wooden Storage shed.

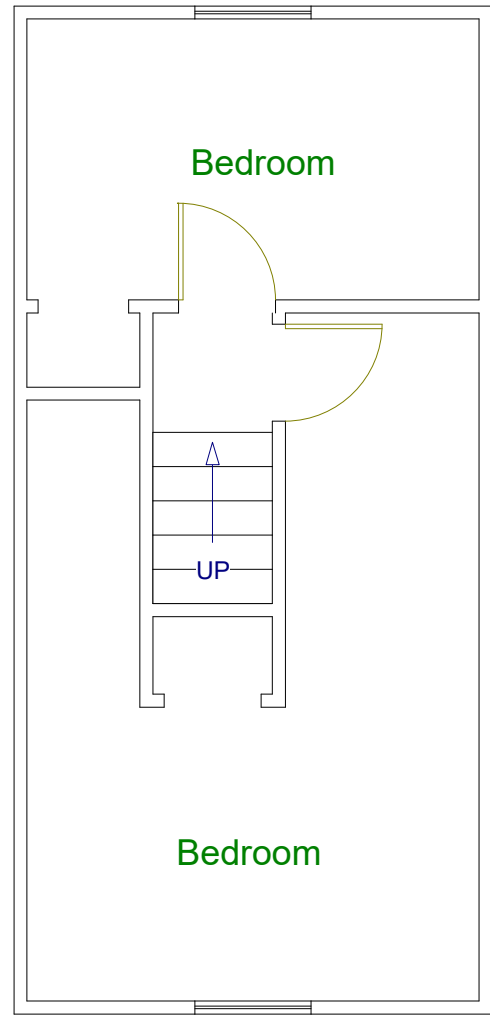
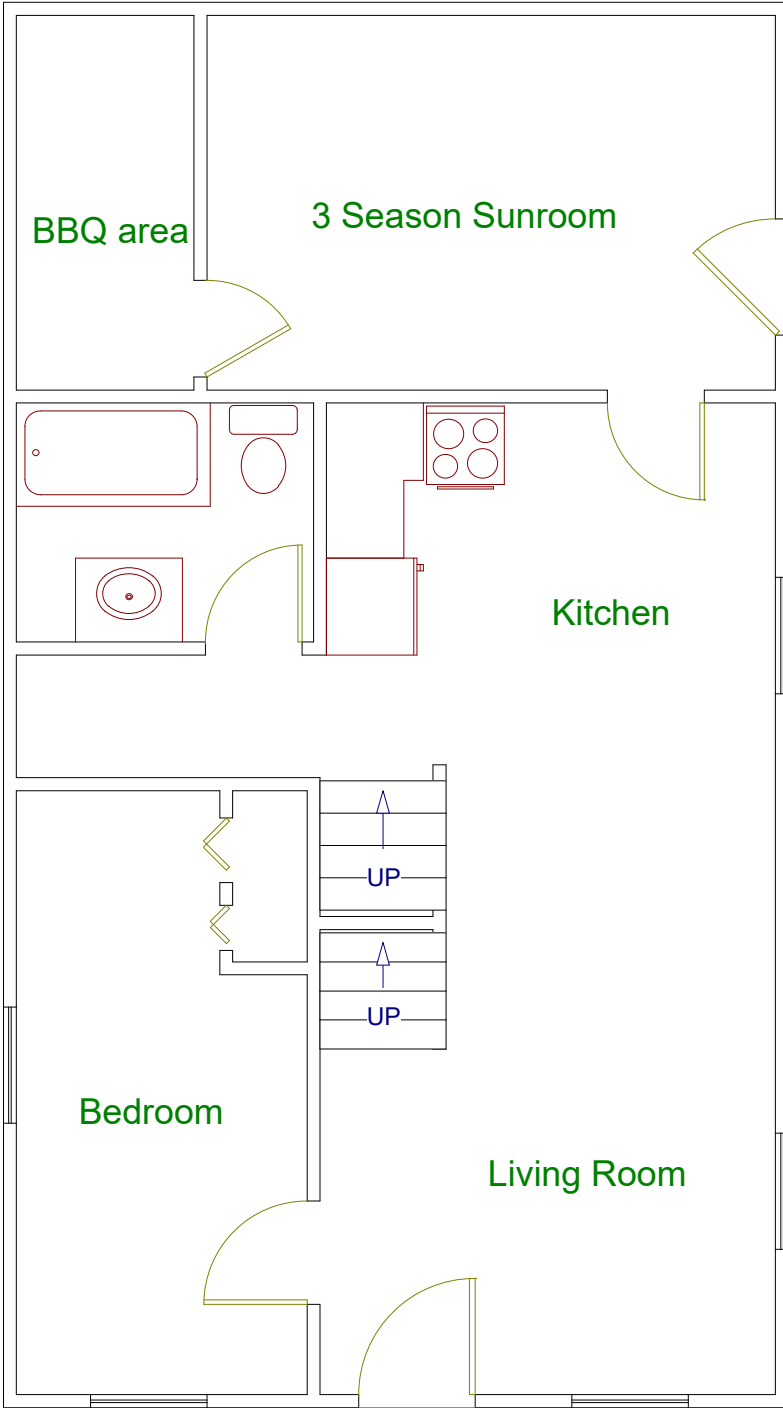
Convenient access off the back lane to the driveway.

Fridge, stove, washer, dryer and window coverings will remain.

Book your appointment to view today!!

Offering Quick Possession!

H-1825  
25 Casimir Avenue



Measurements are approximate  
Not to scale

# 25 Casimir Ave



6/6/2022, 4:11:48 PM

Streets

Properties

Dryden Imagery 10cm (2012)

Red: Band\_1



Blue: Band\_3



Green: Band\_2

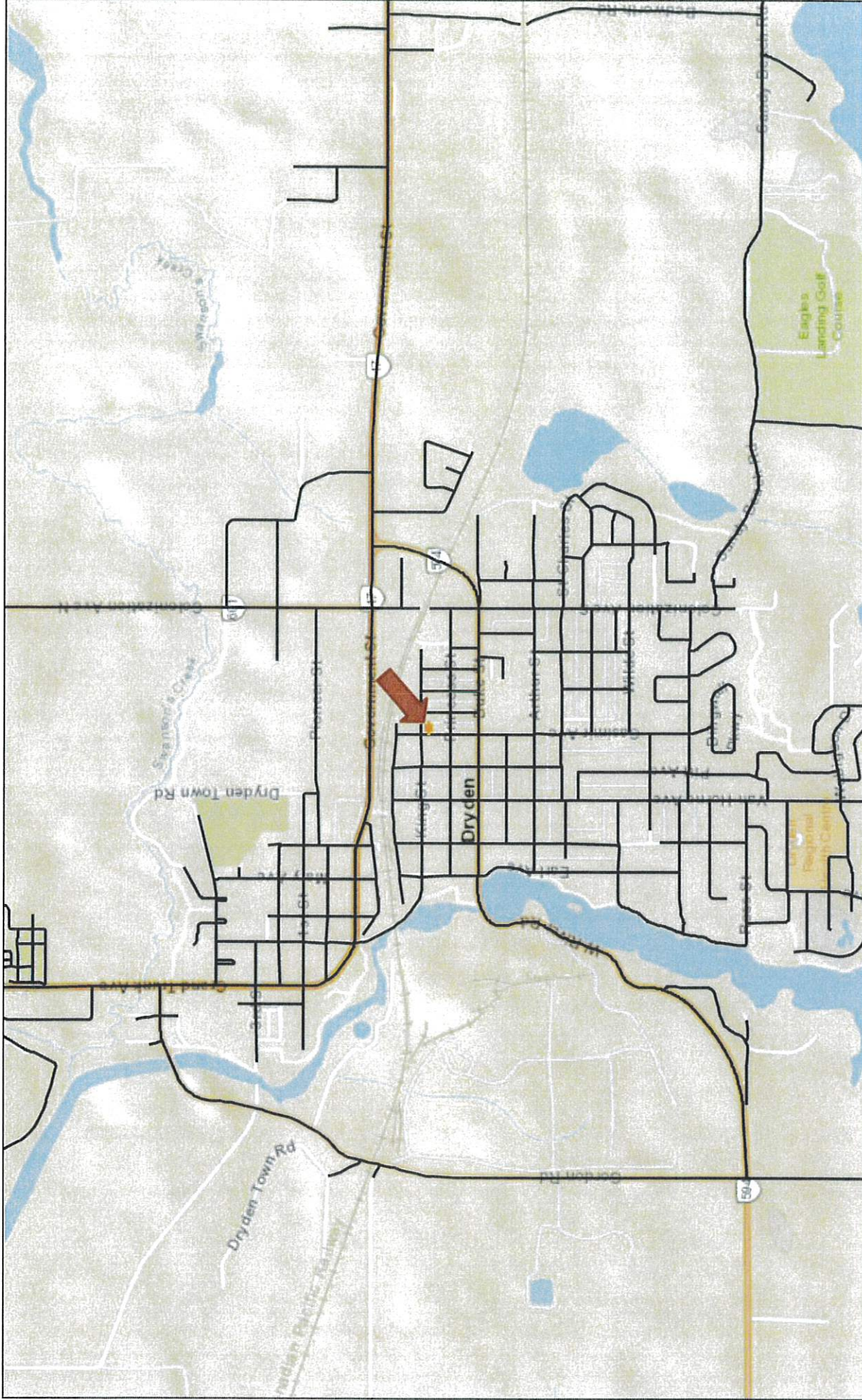
0 0 0.01 0.01 0.01 mi

0 0 0.01 0.01 0.02 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Esri, HERE, Garmin, NGA, USGS, NPS | City of Dryden | Hydro One | Union Gas |

# 25 Casimir Ave



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— Streets

1:36,112

0 0.2 0.4 0.6 0.8 mi

0 0.3 0.6 1.2 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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