

# Just Listed

4 JOHNSTON DRIVE  
SOUTH RIVER



# Welcome to 4 Johnston Drive

IDEAL HOME FOR YOUNG FAMILIES or empty nesters that strikes a balance between comfort, safety, practicality, and community connection. Family-friendly neighbourhood with low traf on DEAD-END Street with FIBRE internet. Heated with NATURAL GAS to help keep utility costs manageable, with new Briggs & Stratton full automatic generator and central air to ensure comfort throughout the year. Fantastic large patio area with granite and stone as you enter this solid brick raised bungalow with 2 bedrooms, ocler bedroom, main 5pc bath, 3pc ensuite bath, ensuite walk-in closet with huge open concept space for the large modern island kitchen, dining and living room area with gas fireplace. Walk-out to 30' deck with gazebo, gas connect for BBQ, hot tub & 26' above ground pool & fire pit. Good sized landscaped backyard, fully fenced for your furry friends. Lower-level family room, large bedroom, 2pc washroom, laundry room, with home entry to 1.5 car partially insulated garage to large mud room for coats & boots during the winter months. Large double spaced driveway to accommodate 6 cars or if trailer space is needed. Outdoor recreation to ALGONGUIN & MISKISEW Provincial Parks, plus local spots like Tom Thomson Park, featuring disc golf, trails, with boat launch. Local amenities include medical centre, pharmacy, library, elementary & secondary school (bus pick-up), community centre/arena for sports events, grocery store, gas & shops. There is a strong sense of community here in South River, making this home the ideal location to raise your children or for empty nesters to enjoy recreational activities with close access to two Provincial Parks. Pride of ownership is very evident here, here are some updates; roof shingles 2022, full automatic generator 2024, leafless gutters 2024, pool pump/filter/cover 2025 plus more! Fully carpet free, crown moulding in main living area. South River is located 10 min. north of Sunny Sundridge Ontario & 30 min. south of North Bay.







**4 Johnston Dr** **List: \$549,000 For: Sale**  
**South River Ontario P0A 1X0**  
 South River South River Parry Sound  
**SPIS: N Taxes: \$4,117.13/2025 DOM: 5**  
 Detached **Front On: S Rms: 6 + 5**  
**Link: N Acre: Bedrooms: 2 + 1**  
 Bungalow-Raised **Washrooms: 3**  
 1x4xMain, 1x3xMain, 1x2xLower  
**Lot: 80 x 150 Feet Irreg:**  
**Dir/Cross St:** Eagle Lake Road  
**Directions:** Hwy 124, left Marie St, Right Eagle Lake Road, Right on Johnston Road.

**MLS#:** X12782174 **PIN#:** 520580078  
**Possession Date:** 04/29/2026  
**Legal:** PCL 12455 SEC NS; LT 3 PL M358; SOUTH RIVER

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b> R1
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Attached / 1	<b>Cable TV:</b>
<b>Basement:</b> Finished with Walk-Out	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private Double	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 6	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 7	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> Above Ground	<b>Sewer:</b> Septic
<b>Year Built:</b> 1976	<b>Energy Cert:</b>	<b>Spec Desig:</b> Unknown
<b>Yr Built Source:</b> MPAC	<b>Cert Level:</b>	<b>Farm/Agr:</b>
<b>Apx Sqft:</b> 1100-1500	<b>GreenPIS:</b>	<b>Waterfront:</b> None
<b>Roof:</b> Asphalt Shingle	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>Retirement:</b>
<b>Foundation:</b> Concrete Block	<b>Exterior Feat:</b> Hot Tub, Deck, Landscaped, Canopy	<b>HST Applicable to:</b> Not Subject to HST
<b>Assessment:</b> \$190,000 / 2025	<b>Interior Feat:</b> Carpet Free, Generator - Full, Guest Accommodations, Primary Bedroom - Main Floor	<b>Sale Price:</b>
<b>POTL:</b>		<b>Oth Struct:</b> Garden Shed, Shed
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Boundary Only
<b>Elevator/Lift:</b>		
<b>Laundry Lev:</b> Lower		
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	33.14	x 24.28	Combined W/Living Fireplace
2	Bathroom	Main	11.48	x 4.59	5 Pc Bath
3	Office	Main	10.5	x 8.86	
4	2nd Br	Main	12.47	x 9.51	
5	Prim Bdrm	Main	14.44	x 11.48	W/I Closet
6	Bathroom	Main	6.89	x 4.59	3 Pc Ensuite
7	Mudroom	Lower	12.47	x 9.19	Access To Garage
8	Laundry	Lower	10.5	x 7.87	
9	Bathroom	Lower	7.22	x 3.94	2 Pc Bath
10	Br	Lower	20.34	x 12.14	
11	Family	Lower	23.95	x 10.83	

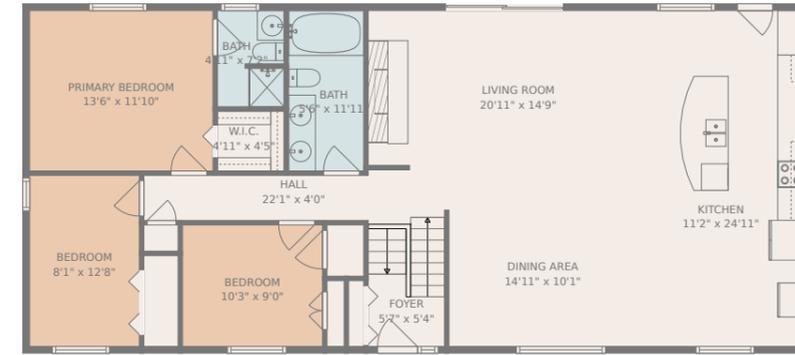
**Client Remks:** IDEAL HOME FOR YOUNG FAMILIES or empty nesters that strikes a balance between comfort, safety, practicality, and community connection. Family-friendly neighbourhood with low traffic on DEAD-END Street with FIBRE internet. Heated with NATURAL GAS to help keep utility costs manageable, with new Briggs & Stratton full automatic generator and central air to ensure comfort throughout the year. Fantastic large patio area with granite and stone as you enter this solid brick raised bungalow with 2 bedrooms, office or bedroom, main 5pc bath, 3pc ensuite bath, ensuite walk-in closet with huge open concept space for the large modern island kitchen, dining and living room area with gas fireplace. Walk-out to 30' deck with gazebo, gas connect for BBQ, hot tub & 26' above ground pool & fire pit. Good sized landscaped backyard, fully fenced for your furry friends. Lower-level family room, large bedroom, 2pc washroom, laundry room, with home entry to 1.5 car partially insulated garage to large mud room for coats & boots during the winter months. Large double spaced driveway to accommodate 6 cars or if trailer space is needed. Outdoor recreation to ALGONGUIN & MISKISEW Provincial Parks, plus local spots like Tom Thomson Park, featuring disc golf, trails, with boat launch. Local amenities include medical centre, pharmacy, library, elementary & secondary school (bus pick-up), community centre/arena for sports events, grocery store, gas & shops. There is a strong sense of community here in South River, making this home the ideal location to raise your children or for empty nesters to enjoy recreational activities with close access to two Provincial Parks. Pride of ownership is very evident here, here are some updates; roof shingles 2022, full automatic generator 2024, leafless gutters 2024, pool pump/filter/cover 2025 plus more! Fully carpet free, crown moulding in main living area. South River is located 10 min. north of Sunny Sundridge Ontario & 30 min. south of North Bay.  
**Inclusions:** Dishwasher, fridge, stove, microwave, dryer, washer, pool and hot tub equipment, camp fire wood, and all window coverings.  
**Listing Contracted With:** Chestnut Park Real Estate Ph: 705-765-6878

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# FLOOR PLAN

Please note that the room measurements differ slightly from floor plan to manual measurements. Buyer to satisfy themselves to this regard.



MAIN LEVEL



LOWER LEVEL

**TOTAL: 2195 sq. ft**  
 LOWER LEVEL: 776 sq. ft, MAIN LEVEL: 1419 sq. ft  
 EXCLUDED AREAS: GARAGE: 459 sq. ft, LAUNDRY & UTILITY: 141 sq. ft, WALLS: 183 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

## TAXES

\$4,117.13 (2025)

## LOT SIZE

80' x 150'

## SQUARE FOOTAGE:

2195

## CLOSING DATE:

Flexible 60-90 days preferred

## PARKING:

Attached 1.5 - with home entry, 50% insulated  
 Double wide driveway fits 6 cars

## HIGHLIGHTS:

- Natural gas heat | fireplace main living area
- 3+ bedrooms | 3 bathrooms
- Carpet free | Island kitchen | open concept
- Fully finished basement | pool | hot tub
- Backyard fully fenced

## INCLUSIONS

Dishwasher, fridge, stove, microwave, dryer, washer, pool & hot tub equipment, camp fire wood, all window coverings.

## EXCLUSIONS

Garage fridge, free standing freezer in kitchen, snowblower, lawn tractor, TV mounts, all personal items.



DAWN MASHINTER  
Sales Representative, ABR, SRS, CSA, RSPS

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