

CLIENT VIEW



List Price	<b>\$95,000</b>	MLS #	<b>SM124585</b>
Status	<b>FOR SALE</b>	Type	<b>Detached</b>
		SubType	<b>Residential</b>
Address	<b>25 McKeown RD</b>		
City	<b>Elliot Lake</b>		<b>P5A 1K5</b>
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>60.01 x 100</b>
Assessment \$	<b>85,000.00</b>	Acreage	
Annual Taxes \$	<b>\$1,802.51</b>	Fronting On	<b>North</b>
		Land Type	
2019			
Possession			
Closing Date			

**Public Remarks** This unique 3 level side-split offers 3 bedrooms, 1.5 baths, generous sized eat-in kitchen, living room and rec-room. This property also features gas forced air heating, central air, jet tub and hardwood floors. Driveway can accommodate several vehicles/toys. Updates include shingles (approx 2006), windows (2007), kitchen cupboards (2014), sewer/water lines and weeping tile at front of home (2018). This nice family home could be yours. Call today!

**Directions** FROM HWY 108 TURN ONTO HILLSIDE DR S, LEFT ONTO MACFARLANE, RIGHT ONTO MCKEOWN

Roll # **574100001006300**  
PIN **316240217**

Waterfront Y/N	<b>No</b>	Waterfront Name	
Sign Y/N	<b>Yes</b>	Lockbox Y/N	<b>No</b>
Local Imprv	<b>No</b>	Imprv Cost \$	
Survey Y/N		Survey Date	
Total AG SqFt	<b>1,300</b>	SPIS Y/N	
# Bdrms AG	<b>3</b>	# Bdrms BG	<b>TTL 3</b>
# Full Baths	<b>1</b>	# Half Baths	<b>TTL 2</b>
Age		Age (Building)	<b>26+</b>
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo	<b>\$80-90/Summer, \$109 EBP</b>		
Rental Equip	<b>Hot Water Tank - \$95/3 mths</b>		
		STYLE	<b>Side Split</b>
		SERVICES AVAILABLE	<b>Garbage Pickup, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		BASEMENT 1	<b>Partial</b>
		EXTERIOR FINISH	<b>Siding</b>
		FEATURES INTERIOR	<b>Central Air, Rec Room, Jetted Tub</b>
		FEATURES EXTERIOR	<b>Satellite Dish, Storage Shed</b>
		HEATING TYPE	<b>Forced Air</b>
		HEATING SOURCE	<b>Natural Gas</b>
		DRIVEWAY SIZE	<b>Double</b>
		DRIVEWAY DETAILS	<b>Asphalt</b>

**Chattel Included** Fridge, Stove, Washer, Dryer, Stand up Freezer, Shed, Light Fixtures

**Fixtures Excluded** Window Coverings, Negotiable Dining Table w/ 6 Chairs & Hutch

LEVEL	ROOM	SIZE	FLOOR
MFLR	LIVRM	20.20 x 13.20	
MFLR	KITCH	12 x 13.20	
2LVL	BATH1	7.93 x 6.46	4-PC
2LVL	BDRM1	11.60 x 11.47	
2LVL	BDRM2	8 x 10.10	
2LVL	MBDRM	11.50 x 9.63	
BLVL	BATH2	2.60 x 6	2-PC
BLVL	RECRM	19 x 13.11	

LEVEL	ROOM	SIZE	FLOORING
BLVL	UTLRM	13.31 x 11.43	

List Office **Oak Realty Ltd. - OFFC: 705-848-9000**

Selling Office

Sold Price

Firm Date

Compliments of: **MEGAN WOODS - OFFC: 705-848-9000**

**BROKERAGE STAFF**

E-mail: **admin@oakrealty.ca**

Company Name: **Oak Realty Ltd. - OFFC: 705-848-9000**