

CLIENT VIEW



List Price	<b>\$269,900</b>	MLS #	<b>SM130809</b>
Status	<b>FOR SALE</b>	Type	<b>Detached</b>
		SubType	<b>Residential</b>
Address	<b>978 Dunlop</b>		
City	<b>Elliot Lake</b>	<b>P5A 2S9</b>	
District	<b>East</b>	Zoning	<b>Recreational</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>149.1 x N/A</b>
Assessment \$	<b>91,000.00</b>	Acreage	<b>1.20</b>
Annual Taxes \$	<b>\$1,893.21</b>	Fronting On	<b>South</b>
		Land Type	
Possession			
Closing Date			

**Public Remarks** **Water Access Cottage on Dunlop Lake with everything you will ever need to enjoy your cottage, as it includes all! All furniture, all contents, all docks, Furnished Bunkie etc. Super quiet efficient generator with remote start. Fire suppression sprinkler system installed. Over sized wood stove for cold winter nights. Dive in to deep, crystal clean waters of Dunlop Lake. Always a breeze to keep the seasonal bugs away. Plenty of docking space for boats & toys. All the work has been done in this cottage, just sit back and enjoy the spectacular view with southern exposure. Groomed large lot with snowmobile and ATV trails throughout. Backs onto crown lands. Full septic system. Two large water holding tanks drawing from the lake, so you always have enough water. Open concept cottage finished in natural wood, hard wood flooring throughout. Ample kitchen with propane fridge & stove. 2 large bedrooms and 3 piece bath. Full turn key package. Shows pride of ownership! Easily can be a 4 season residence with the addition of a heat trace waterline system. Pontoon boat, ATV & Snowmobile negotiable. ALL BUYERS MUST BE PRE-APPROVED**

Roll # **574100002110968**  
PIN **313940138**

Waterfront Y/N	<b>Yes</b>	Waterfront Name	<b>Dunlop Lake</b>
Sign Y/N	<b>No</b>	Lockbox Y/N	<b>No</b>
Local Imprv	<b>No</b>	Imprv Cost \$	
Survey Y/N		Survey Date	
Approx SqFt	<b>1001-1200</b>	SPIS Y/N	
# Bdrms AG	<b>2</b>	# Bdrms BG	<b>TTL 2</b>
# Full Baths	<b>1</b>	# Half Baths	<b>TTL 1</b>
Age		Age (Building)	<b>1-5</b>
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip			
		STYLE	<b>Bungalow</b>
		WATER/WELL	<b>Lake/River Intake</b>
		SEWER/SEPTIC	<b>Septic</b>
		SITE INFLUENCES	<b>Recreational Trails, Scenic View, Waterfront Lot, Wooded Lot</b>
		BASEMENT 1	<b>None</b>
		EXTERIOR FINISH	<b>Hardboard</b>
		FEATURES INTERIOR	<b>Generator Hook Up, Hardwood Floors, Hot Water on Demand, Storage Room</b>
		FEATURES EXTERIOR	<b>Deck, Dock, Solar, Storage Shed</b>
		HEATING TYPE	<b>Space Heater, Woodstove</b>
		HEATING SOURCE	<b>Electric, Wood</b>
		DRIVEWAY DETAILS	<b>None</b>

Chattel Included **Generator, Propane Fridge & Stove, Electric Heaters, Light Fixtures, Docks, All Furniture, Dishes**

Fixtures Excluded **Leather Chair, tools & all personal items**

LEVEL	ROOM	SIZE	FLOOR
MFLR	DINLV	22 x 24	Hardwood
MFLR	BDRM1	11 x 11	Hardwood
MFLR	BDRM2	9 x 11	Hardwood
MFLR	BATH1	7 x 6	3-PC, Tile

LEVEL	ROOM	SIZE	FLOORING

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**