

CLIENT VIEW



List Price	<b>\$149,900</b>	MLS #	<b>EXCLUSIVE</b>
Status	<b>EXCLUSIVE</b>	Type	<b>Semi-Detached</b>
		SubType	<b>Residential</b>
Address	<b>5 LaPrairie Cres</b>		
City	<b>Elliot Lake</b>		<b>P5A 3B7</b>
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>53.94 x IRR</b>
Assessment \$	<b>61,000.00</b>	Acreage	
Annual Taxes \$	<b>\$1,279.37</b>	Fronting On	<b>West</b>
		Land Type	
Possession			
Closing Date			

**Public Remarks** Charming 2 storey semi in a newer subdivision of Elliot Lake. This 3 bedroom home has seen a number of improvements and features an extremely private yard with mature hedges surrounding the property. Kitchen features newer tile flooring, taps, countertops and hardware. Main floor also showcases newer laminate floors in the spacious living room, a nice 2 piece bath and a walkout from the dining room to the back patio. 3 bedrooms and full bath on upper level. Basement space offers a finished rec room with newer carpeting and a good sized laundry room and an abundance of storage. New gas forced air furnace installed (January 2021).

**Directions** Close end of Sept, or beginning of Oct Sept 19th last day of work, would like to leave Oct 1st

Roll # **574100002306801**  
PIN **316210335**

Waterfront Y/N	<b>No</b>	Waterfront Name	
Sign Y/N	<b>Yes</b>	Lockbox Y/N	<b>Yes</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>3</b>	# Bdrms BG	<b>TTL 3</b>
# Full Baths	<b>1</b>	# Half Baths	<b>TTL</b>
Age		Age (Building)	<b>26+</b>
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	<b>Hot Water Tank</b>		
		STYLE <b>2-Storey</b>	
		SERVICES AVAILABLE <b>Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone</b>	
		WATER/WELL <b>Municipal Water</b>	FEATURES INTERIOR <b>Built-in Dishwasher, Rec Room, Storage Room</b>
		SEWER/SEPTIC <b>Sewer</b>	FEATURES EXTERIOR <b>Patio, Storage Shed</b>
		BASEMENT 1 <b>Full Basement</b>	HEATING TYPE <b>Forced Air</b>
		EXTERIOR FINISH <b>Brick, Siding</b>	HEATING SOURCE <b>Natural Gas</b>
			DRIVEWAY SIZE <b>Single</b>
			DRIVEWAY DETAILS <b>Asphalt</b>

**Chattel Included** Fridge, Stove, B/I Dishwasher, Washer, Dryer, Small Kitchen Island, Cabinets/ Storage in Laundry Room, Chest Freezer in

**Fixtures Excluded**

LEVEL	ROOM	SIZE	FLOOR
MFLR	KITCH	10.98 x 7.16	
MFLR	LIVRM	10.70 x 19.27	
MFLR	DINRM	7.79 x 8.91	
MFLR	BATH1	4.09 x 5.22	2-PC
2LVL	BDRM1	8.98 x 11.60	
2LVL	BDRM2	12.67 x 8.53	
2LVL	BDRM3	11.34 x 10.44	
2LVL	BATH2	12.32 x 4.95	4-PC

LEVEL	ROOM	SIZE	FLOORING
BLVL	RECRM	18.48 x 10.50	
BLVL	LAUND	18.53 x 7.96	
BLVL	UTLRM	6.23 x 6.58	Furnace Room

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**