

CLIENT VIEW



| | | | |
|-----------------|----------------------|-------------|--------------------|
| List Price | \$289,000 | MLS # | SM132422 |
| Status | FOR SALE | Type | Detached |
| | | SubType | Residential |
| Address | 15 Denison RD | | |
| City | Elliot Lake | | P5A 1L8 |
| District | East | Zoning | Residential |
| Sub District | Elliot Lake | Lot Size | 60 x 100 |
| Assessment \$ | 112,000.00 | Acreage | |
| Annual Taxes \$ | \$2,349.01 | Fronting On | North |
| | | Land Type | |
| | | | |
| Possession | | | |
| Closing Date | | | |

Public Remarks **Welcome to 15 Denison Rd in the beautiful city of Elliot Lake! Here are the top 10 reasons why you will love this home 1) Great curb appeal 2) Lovely interlocking brick driveway. 2) Nice clean 1.5 car garage with automatic opener 3) Private flat backyard space 4) Nice open concept kitchen/dining/living room 5) Spacious kitchen with stainless steel appliances (all included) 6) Great entertaining sized rec room in the basement 7) Gas forced air heating (2010) and central air (2013) 8) Newer siding (2013) 9) New shingles (2020) and sewer lines to street (2021) 10) Located on a nice quiet street. This home is sure to please. Don't miss out. CALL TODAY!**

Directions

Roll # **574100001110900**
PIN **316240429**

| | | | |
|---|---|-------------------|---|
| Waterfront Y/N | No | Waterfront Name | |
| Sign Y/N | Yes | Lockbox Y/N | Yes |
| Local Imprv | No | Imprv Cost \$ | |
| Survey Y/N | | Survey Date | |
| Approx SqFt | 701-1000 | SPIS Y/N | |
| # Bdrms AG | 3 | # Bdrms BG | TTL 3 |
| # Full Baths | 2 | # Half Baths | TTL 2 |
| Age | | Age (Building) | 26+ |
| Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo | | | |
| Rental Equip | Hot Water Tank (Reliance) | | |
| | STYLE Bungalow | FEATURES INTERIOR | Built-in Dishwasher, Central Air, Rec Room, Storage Room |
| | SERVICES AVAILABLE Garbage Pickup, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone | FEATURES EXTERIOR | Deck |
| | WATER/WELL Municipal Water | HEATING TYPE | Forced Air |
| | SEWER/SEPTIC Sewer | HEATING SOURCE | Natural Gas |
| | BASEMENT 1 Full Basement | GARAGE TYPE/SIZE | 1.5 Car, Detached |
| | EXTERIOR FINISH Siding | DRIVEWAY SIZE | Double |
| | | DRIVEWAY DETAILS | Interlocking Brick |

Chattel Included **SS Fridge, SS Gas Stove, SS Dishwasher, Washer(2021), Dryer, Fridge in Garage, Awning, Garage Door Opener(x2), Microwave,**

Fixtures Excluded

| LEVEL | ROOM | SIZE | FLOOR | LEVEL | ROOM | SIZE | FLOORING |
|-------|-------|---------------|-------|-------|-------|--------------|----------|
| MFLR | KITCH | 9.80 x 16.72 | | BLVL | LAUND | 7.80 x 8.82 | |
| MFLR | LIVRM | 17.87 x 11.85 | | BLVL | BATH2 | 7.60 x 13.09 | 3-PC |
| MFLR | BATH1 | 8.10 x 4.95 | | | | | |
| MFLR | BDRM1 | 14.80 x 10.20 | | | | | |
| MFLR | BDRM2 | 11.35 x 9.32 | | | | | |
| MFLR | BDRM3 | 9.45 x 12.30 | | | | | |
| BLVL | RECRM | 12.40 x 25.72 | | | | | |
| BLVL | STRG | 7.80 x 13.32 | | | | | |

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**