

CLIENT VIEW



List Price	\$155,900	MLS #	SM132530
Status	FOR SALE	Type	Semi-Detached
		SubType	Residential
Address	95 Hillside Drive South		
City	Elliot Lake		P5A 1M8
District	East	Zoning	RESIDENTIAL
Sub District	Elliot Lake	Lot Size	
Assessment \$	65,000.00	Acreage	
Annual Taxes \$	\$1,363.00	Fronting On	North
		Land Type	Deeded Land
Possession	IMMEDIATE		
Closing Date			

Public Remarks **Well maintained semi detached raised bungalow. Gas Forced Air heating (2018 approx hi efficiency), Shingles (2020), Lovely kitchen/living /dining space. Main level 2 bedrooms . Lower level 2 bedrooms , family room and more. Potential galore in this centrally located property. "Seller will not respond to offers before July 5, 2021. Seller Standard Schedules to accompany all offers. Buyers to verify taxes, any rental equipment and fees"**

Directions **TURN LEFT AT ESSO GAS STATION (HIGHWAY 108) ONTO HILLSIDE DRIVE SOUTH**

Roll # **5741000006087050000**
PIN **316230121**

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	1001-1200	SPIS Y/N	
# Bdrms AG	2	# Bdrms BG	2
TTL	4		
# Full Baths	2	# Half Baths	0
TTL	2		
Age	1958	Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip			
		STYLE Bungalow	HEATING TYPE Forced Air
		SERVICES AVAILABLE Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone	HEATING SOURCE Natural Gas
		WATER/WELL Municipal Water	DRIVEWAY SIZE Single
		SEWER/SEPTIC Sewer	DRIVEWAY DETAILS Asphalt
		BASEMENT 1 Full Basement	
		EXTERIOR FINISH Brick, Siding	

Chattel Included **none - sold "as is"**

Fixtures Excluded **none - sold "as is"**

LEVEL	ROOM	SIZE	FLOOR
MFLR	KITCH	---	laminat
MFLR	LIVRM	---	laminat
MFLR	BATH1	---	tile
MFLR	PBDRM	---	laminat
MFLR	BATH2	---	laminat
BLVL	BDRM3	--	laminat
BLVL	BDRM4	--	laminat
BLVL	FAMRM	--	laminat

LEVEL	ROOM	SIZE	FLOORING
BLVL	BATH2	--	tile
BLVL	STRG	--	laminat

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**