

CLIENT VIEW



List Price	\$224,900	MLS #	SM132569
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	40 Axmith AVE		
City	Elliot Lake		P5A 1B7
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	60 x 120
Assessment \$	91,000.00	Acreage	
Annual Taxes \$	\$1,908.57	Fronting On	South
		Land Type	
2021			
Possession			
Closing Date			

Public Remarks Welcome to 40 Axmith Avenue! This charming 2 bedroom bungalow showcases a lovely interlocking brick driveway, new front and back deck and a nice yard with beautiful flowers, an apple tree and local wildlife at your doorstep- your own private oasis! Updated kitchen features a black stainless steel fridge and gas stove, stainless steel dishwasher and access to the back deck. Spacious dining room also offers patio doors to the back deck. Living room radiates with natural light. This home also offers 2 spacious bedrooms, a nice open entrance and beautiful hardwood floors which are found throughout most of the main level. Nice open basement space can be completed to your liking. This home is gas forced air heated (09). Eavestroughs were replaced in 2019. 48 hrs irrevocable on all offers. This lovely home could be yours. Don't miss out, call today!

Directions

Roll # **574100001304900**
PIN **316310776**

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	TTL 2
# Full Baths	1	# Half Baths	TTL 1
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	Hot Water Tank		
		STYLE	Bungalow
		SERVICES AVAILABLE	Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		BASEMENT 1	Full Basement
		EXTERIOR FINISH	Siding
		FEATURES INTERIOR	Built-in Dishwasher, Hardwood Floors
		FEATURES EXTERIOR	Deck, Storage Shed
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		DRIVEWAY SIZE	Single
		DRIVEWAY DETAILS	Interlocking Brick

Chattel Included Black SS Fridge, Black SS Gas Stove, B/I Dishwasher, Shelving/Pantry in Kitchen, Washer, Dryer, Freezer in Basement, Wood

Fixtures Excluded Blue Curtains in Living/Dining Room & Black Curtains in Bedrooms Most Furnishing Negotiable: Master Bed Frame, Dressers,

LEVEL	ROOM	SIZE	FLOOR
MFLR	FOYER	5 x 12.4	
MFLR	KITCH	13.93 x 10.23	
MFLR	DINRM	10.10 x 10.24	
MFLR	LIVRM	18 x 12	
MFLR	BATH1	7.32 x 8.05	
MFLR	BDRM1	10.76 x 12.92	
MFLR	PBDRM	12.91 x 13.47	
BLVL	RECRM	45.11 x 23.60	

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**