

CLIENT VIEW



List Price	<b>\$149,000</b>	MLS #	<b>SM132573</b>
Status	<b>FOR SALE</b>	Type	<b>Semi-Detached</b>
		SubType	<b>Residential</b>
Address	<b>11 Farrell CRES</b>		
City	<b>Elliot Lake</b>		<b>P5A 3N5</b>
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>20 x 113.2</b>
Assessment \$	<b>53,000.00</b>	Acreage	
Annual Taxes \$	<b>\$1,111.59</b>	Fronting On	<b>North</b>
		Land Type	
Annual Taxes \$			<b>2021</b>
			<b>/</b>
Possession			
Closing Date			

**Public Remarks** This 3 bedroom freehold townhouse features a main floor entrance, nice bright open living/ dining space, walkout from the basement to a spacious fenced yard and an attached garage with an electric door opener. This home is gas forced air heated (2013). Most recent updates include: newer windows in the living and dining room, new front door (2014), new garden doors in rec room (2015), master bedroom window (2016), new insulation and siding on front of house (2016), new kitchen countertops (2016) and a new owned hot water tank (2020). 24 hrs notice required for all showings. Don't miss out, call today!

Directions

Roll # **574100005807601**  
PIN **316220285**

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>1201-1400</b>	SPIS Y/N	
# Bdrms AG	<b>3</b>	# Bdrms BG	<b>TTL 3</b>
# Full Baths	<b>1</b>	# Half Baths	<b>TTL 1</b>
Age		Age (Building)	<b>26+</b>
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip			
		STYLE	<b>Townhouse</b>
		SERVICES AVAILABLE	<b>Garbage Pickup, High Speed Internet, Hydro, Natural Gas, Street Lights</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		BASEMENT 1	<b>Full Basement</b>
		EXTERIOR FINISH	<b>Brick, Siding</b>
		FEATURES INTERIOR	<b>Hardwood Floors, Rec Room</b>
		FEATURES EXTERIOR	<b>Fenced Yard</b>
		HEATING TYPE	<b>Forced Air</b>
		HEATING SOURCE	<b>Natural Gas</b>
		GARAGE TYPE/SIZE	<b>1 Car, Attached</b>
		DRIVEWAY SIZE	<b>Single</b>
		DRIVEWAY DETAILS	<b>Asphalt</b>

Chattel Included **Hot Water Tank**

Fixtures Excluded

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	LIVRM	18.68 x 11.0		BLVL	LAUND	11.36 x 10.73	
MFLR	DINRM	7.88 x 9.46					
MFLR	KITCH	7.47 x 7.49					
2LVL	BDRM1	9.15 x 10.21					
2LVL	PBDRM	11.13 x 13.60					
2LVL	BDRM3	---					
2LVL	BATH1	9.60 x 4.95					
BLVL	RECRM	19.26 x 9.48					

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**