

CLIENT VIEW



List Price	\$279,900	MLS #	SM132589
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	87 Roman AVE		
City	Elliot Lake	P5A 1S2	
District	East	Zoning	RESIDENTIAL
Sub District	Elliot Lake	Lot Size	60 x 104.3
Assessment \$	84,000.00	Acreage	
Annual Taxes \$	\$1,761.00	Fronting On	West
		Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks **IMMACULATE DETACHED HOME WITH DETACHED 1.5 GARAGE. Nicely renovated main level / open concept kitchen (stainless appliances included) dining/livingroom/4 pc bathroom . Master bedroom fully renovated with custom cabinetry/armoire (included) 2 additional rooms on 2nd level. Windows replaced 2008 approx. Lovely traditional hardwood floors. Lower level features a family room space / storage/ cold room/ 3 pc bathroom. GFA (2016), Central Air. Shingles (2005), Detached 1.5 garage with additional lien for rollup door for ATV / sled storage.**

Directions **LOCATED OFF HILLSIDE DRIVE**

Roll # **5741000037015000000**
PIN **316260324**

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	1201-1400	SPIS Y/N	No
# Bdrms AG	3	# Bdrms BG	0
TTL	3		
# Full Baths	2	# Half Baths	0
TTL	2		
Age	1958	Age (Building)	
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip			
		STYLE 1.5 Storey	FEATURES INTERIOR Built In Microwave, Built
		SERVICES AVAILABLE Bus Service, Cable,	-in Dishwasher, Central Air, Hardwood Floors,
		Garbage PickUp, High Speed Internet, Hydro,	Rec Room, Storage Room
		Natural Gas, Street Lights, Telephone	FEATURES EXTERIOR Deck
		WATER/WELL Municipal Water	HEATING TYPE Forced Air
		SEWER/SEPTIC Sewer	HEATING SOURCE Natural Gas
		RESTRICTIONS Easement	GARAGE TYPE/SIZE 1.5 Car
		BASEMENT 1 Full Basement	DRIVEWAY SIZE Double
		FOUNDATION Poured Concrete	DRIVEWAY DETAILS Asphalt
		EXTERIOR FINISH Vinyl	

Chattel Included **SS fridge, SS gas stove, SS built in dishwasher, SS built in microwave, washer and dryer, freezer (stand up), main floor Queen**

Fixtures Excluded **Hot water tank (rental)**

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	13.11 x 13	vinyl	BLVL	BATH2	9.07 x 7.07	concrete
MFLR	LIVRM	14.09 x 12.07	laminat	BLVL	LAUND	---	
MFLR	PBDRM	11.10 x 9.02	hardwood				
MFLR	BATH1	8.5 x 6.06					
2LVL	BDRM2	13 x 10.09	hardwood				
2LVL	BDRM3	13 x 9.07	carpet				
BLVL	FAMRM	22.05 x 19.05	concrete				

List Office **Oak Realty Ltd. - OFFC: 705-848-9000**

Selling Office

Sold Price

Firm Date

Compliments of: **MEGAN WOODS - OFFC: 705-848-9000**
E-mail: **admin@oakrealty.ca**
Company Name: **Oak Realty Ltd. - OFFC: 705-848-9000**

BROKERAGE STAFF