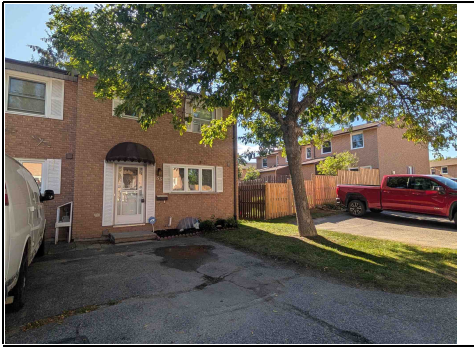


CLIENT VIEW



List Price	<b>\$199,000</b>	MLS #	<b>SM242516</b>
Status	<b>FOR SALE</b>	Type	<b>Condominium</b>
		SubType	<b>Residential</b>
Address	<b>55 Frame CRES</b>		
City	<b>Elliot Lake</b>		<b>P5A 2S4</b>
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>N/A</b>
Assessment \$	<b>79,000.00</b>	Acreage	
Annual Taxes \$	<b>\$1,751.23</b>	Fronting On	<b>West</b>
		Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

**Public Remarks** Do not hesitate to view this gorgeous end unit home in one of Elliot Lake's most well established Neighbourhood! This Beautiful end unit property features a open kitchen/dining/living space, a cozy gas fireplace, a 2 piece bath on the main floor and patio doors off the living room leading to a private deck, fenced yard and large outdoor storage shed. Upper level offers 3 bedrooms a full bathroom and a large storage closet. In the finished basement you will find a spacious rec room, an abundance of storage and the laundry room. Shingles replaced in 2021. Condo fees are \$243/month and includes snow removal and lawn care at the front of the home and the replacement of windows and shingles. Call today to view this beautiful move-in ready home!

Directions

Roll # **574100004510200**  
PIN **318130102**

Waterfront Y/N	<b>No</b>	Waterfront Name	
Sign Y/N	<b>No</b>	Lockbox Y/N	<b>Yes</b>
Local Imprv	<b>No</b>	Imprv Cost \$	
Survey Y/N		Survey Date	
Approx SqFt	<b>701-1000</b>	SPIS Y/N	
# Bdrms AG	<b>3</b>	# Bdrms BG	<b>0</b>
TTL	<b>3</b>		
# Full Baths	<b>1</b>	# Half Baths	<b>1</b>
TTL	<b>2</b>		
Age		Age (Building)	<b>26+</b>
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
<b>\$135/MTH AVG</b>	<b>\$70/MTH GAS</b>	<b>243</b>	
Rental Equip	<b>HOT WATER TANK</b>		
		STYLE	<b>2-Storey, Condo Townhouse</b>
		SERVICES AVAILABLE	<b>High Speed Internet, Hydro, Natural Gas, Private Garbage Disposal, Street Lights, Telephone</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		BASEMENT 1	<b>Full Basement</b>
		EXTERIOR FINISH	<b>Brick</b>
		FEATURES INTERIOR	<b>Built-in Dishwasher, Rec Room, Storage Room</b>
		FEATURES EXTERIOR	<b>Deck, Fenced Yard, Storage Shed</b>
		HEATING TYPE	<b>Baseboard, Fireplace</b>
		HEATING SOURCE	<b>Electric, Natural Gas</b>
		DRIVEWAY SIZE	<b>Single</b>
		DRIVEWAY DETAILS	<b>Asphalt</b>

Chattel Included **SS FRIDGE IN KITCHEN, B/I DISHWASHER, WASHER, DRYER, ALL LIGHT FIXTURES, WINDOW COVERINGS, FRIDGE IN**

Fixtures Excluded **None**

LEVEL	ROOM	SIZE	FLOOR
MFLR	KITCH	8.74 X 11.43	
MFLR	LIVRM	11.17 X 18.16	
MFLR	DINRM	14.67 X 7.58	
MFLR	BATH1	2.36 X 4.89	
2LVL	BDRM1	9.90 X 10.82	
2LVL	BDRM2	9.55 X 14.18	
2LVL	BDRM3	10 X 8.38	
2LVL	BATH2	4.97 X 7.95	

LEVEL	ROOM	SIZE	FLOORING
BLVL	RECRM	18.15 X 12.39	
BLVL	STRG	14.75 X 8.57	
BLVL	LAUND	5.74 X 11.13	

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

Selling Office

Sold Price

Firm Date

Compliments of: **Megan Admin\_Woods - OFFC: 705-848-9000**

**BROKERAGE STAFF**

E-mail: **admin@oakrealty.ca**

Company Name: **Oak Realty Ltd. - OFFC: 705-848-9000**