

CLIENT VIEW



List Price	\$299,900	MLS #	SM242829
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	55 Axmith AVE		
City	Elliot Lake	P5A 1B5	
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	50 x 119.44
Assessment \$	118,000.00	Acreage	
Annual Taxes \$	\$2,977.51	Fronting On	North
		Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks Do not hesitate to view this fabulous brick bungalow showcasing a beautiful interlocking brick driveway, large heated garage and nice private yard backing onto greenbelt! On the main floor you will find a bright and inviting living room with tinted windows and a space saving kitchen with stainless steel appliances and newer countertops. You will also find 3 bedrooms, a lovely bath with a walk-in shower, laundry room plus space for a home office! Lower level boasts a generous sized family room, electric sauna and plenty of room for storing your things. This great family home also showcases gas forced air heating, central air conditioning, an abundance of parking, fenced yard and the potential to access ATV/snowmachine trails. Quick closing possible. Don't miss out and call today!

Directions

Roll # **574100001302700**
PIN **316310786**

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	
# Bdrms AG	3	# Bdrms BG	0
TTL	3		
# Full Baths	1	# Half Baths	1
TTL	2		
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	Security System (Telus) - Canceled		
		STYLE	Bungalow
		SERVICES AVAILABLE	Cable, Garbage Pickup, High Speed Internet, Hydro, Natural Gas
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		SITE INFLUENCES	Recreational Trails, Wooded Lot
		BASEMENT	1 Full Basement
		EXTERIOR FINISH	Brick, Siding
		FEATURES INTERIOR	Built In Microwave, Built in Dishwasher, Central Air, Main Floor Laundry, Rec Room, Security System
		FEATURES EXTERIOR	Deck, Fenced Yard, Storage Shed
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		GARAGE TYPE/SIZE	2 Car
		DRIVEWAY SIZE	Double
		DRIVEWAY DETAILS	Interlocking Brick

Chattel Included **Fridge, Stove, Dishwasher, Microwave (all 2023), Stackable Washer & Dryer, Gazebo (screens & Canvas), All Window Coverings,**

Fixtures Excluded **None**

LEVEL	ROOM	SIZE	FLOOR
MFLR	DINRM	5.28 x 6.92	
MFLR	KITCH	11.16 x 6.71	
MFLR	LIVRM	14 x 17.18	
MFLR	BDRM1	8.95 x 8.10	
MFLR	BDRM2	10.50 x 13.78	
MFLR	BDRM3	21.24 x 11.50	
MFLR	LAUND	10.31 x 12.53	Office/Laundry Combo
MFLR	BATH1	9.93 x 4.93	

LEVEL	ROOM	SIZE	FLOORING
BLVL	RECRM	20 x 13.65	
BLVL	BATH2	3 x 3.79	1-PC, Toilet
BLVL	OTH	4.90 x 6.87	Sauna
BLVL	STRG	8.34 x 8.66	
BLVL	UTLRM	22.92 x 12.52	

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

Selling Office

Sold Price

Firm Date

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

BROKERAGE STAFF