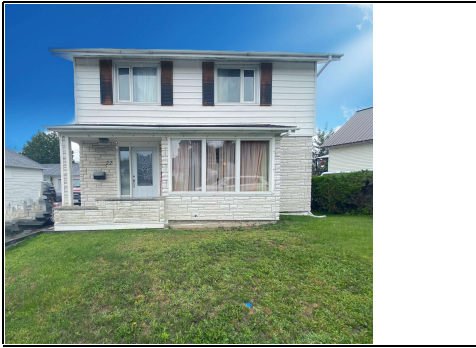


CLIENT VIEW



List Price	\$149,900	MLS #	SM132877
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	22 Maple RD		
City	Elliot Lake		P5A 2E5
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	50.0 x 107.1
Assessment \$	94,000.00	Acreage	
Annual Taxes \$	\$1,971.49	Fronting On	South
		Land Type	
Possession			
Closing Date			

Public Remarks Handyman special! This family home is situated in a great neighborhood and is within walking distance to schools, daycares, the arena, the beach and more! This property features a nice private flat lot with a detached garage. Main floor offers a spacious kitchen with plenty of cupboard and counterspace and a nice open dining/living room with hardwood floors. 3 bedrooms and a full bath is located on the second floor. Basement is partially finished and offers loads of potential. Please note: there is water seepage in basement. This property is being sold as is. To make this house your home, call today!

Directions

Roll # **574100003104600**
PIN **316280283**

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	3	# Bdrms BG	TTL 3
# Full Baths	1	# Half Baths	TTL 1
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip			
		STYLE 2-Storey	FEATURES INTERIOR Dining Room - Separate , Hardwood Floors, Storage Room
		SERVICES AVAILABLE Bus Service, Garbage PickUp, Hydro	FEATURES EXTERIOR Patio
		WATER/WELL Municipal Water	HEATING TYPE Boiler
		SEWER/SEPTIC Sewer	HEATING SOURCE Electric
		SITE INFLUENCES Parks, Recreational Trails	GARAGE TYPE/SIZE 1 Car
		BASEMENT 1 Full Basement	DRIVEWAY SIZE Single
		EXTERIOR FINISH Aluminum Siding	DRIVEWAY DETAILS Asphalt

Chattel Included **WASHER, DRYER, FRIDGE, FRIDGE (DOWNSTAIRS), STOVE (AS IS), HOT WATER TANK (2017)**

Fixtures Excluded

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	10.68 x 9.37		BLVL	RECRM	13.81 x 10.55	
MFLR	DINRM	8.92 x 9.25					
MFLR	LIVRM	16.36 x 11.06					
2LVL	BATH1	5.05 x 11.49					
2LVL	BDRM1	7 x 11.44					
2LVL	BDRM2	11.04 x 9.45					
2LVL	PBDRM	11.48 x 12					
BLVL	LAUND	5 x 15.17					

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**