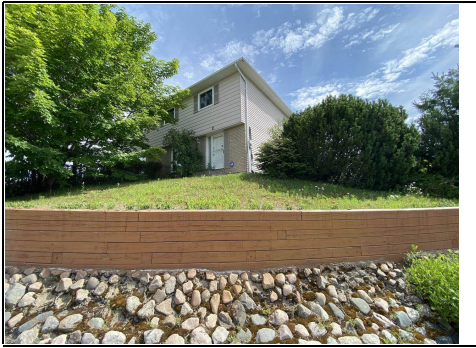


CLIENT VIEW



List Price	<b>\$199,900</b>	MLS #	<b>SM132937</b>
Status	<b>FOR SALE</b>	Type	<b>Semi-Detached</b>
Address		<b>11 Bennett DR</b>	
City		<b>Elliot Lake</b>	
		<b>P5A 2T3</b>	
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>76 x 0.0</b>
Assessment \$	<b>56,000.00</b>	Acreage	
Annual Taxes \$	<b>\$1,174.51</b>	Fronting On	<b>West</b>
		Land Type	
Possession			
Closing Date			

**Public Remarks** 3 bedroom, bath and a half semi-detached two story family home located on quiet street. This home features a fenced in backyard with many perennial gardens throughout the property. Front yard retaining wall and stairway into side entrance of home upgraded in past three years. All windows, doors & basement parged in last 10 years. Recent upgrades to interior of home include flooring, newer appliances, hot water on demand and radiant heating. Finished basement rec room gives you additional space for family entertainment.

Directions

Roll # **574100004206601**  
PIN **316310235**

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>1001-1200</b>	SPIS Y/N	
# Bdrms AG	<b>3</b>	# Bdrms BG	<b>TTL 3</b>
# Full Baths	<b>1</b>	# Half Baths	<b>TTL 2</b>
Age		Age (Building)	<b>26+</b>
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip			
		STYLE <b>2-Storey</b>	FEATURES INTERIOR <b>Air Conditioner, Hardwood Floors, Rec Room, Storage Room</b>
		SERVICES AVAILABLE <b>Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone</b>	FEATURES EXTERIOR <b>Patio, Satellite Dish, Storage Shed</b>
		WATER/WELL <b>Municipal Water</b>	HEATING TYPE <b>Radiant</b>
		SEWER/SEPTIC <b>Sewer</b>	HEATING SOURCE <b>Hot Water</b>
		BASEMENT 1 <b>Full Basement</b>	DRIVEWAY SIZE <b>Double</b>
		FOUNDATION <b>Poured Concrete</b>	DRIVEWAY DETAILS <b>Gravel</b>
		EXTERIOR FINISH <b>Vinyl</b>	

Chattel Included **Fridge, Stove, Washer, Dryer, Basement Fridge & Freezer, All Electric Light Fixtures & Fans**

Fixtures Excluded **Hot Water Tank if Rental**

LEVEL	ROOM	SIZE	FLOOR

LEVEL	ROOM	SIZE	FLOORING

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**