

CLIENT VIEW



List Price	\$299,999	MLS #	SM132965
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	31 McKeown RD		
City	Elliot Lake	P5A 1K5	
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	109.9 x 87.3
Assessment \$	137,000.00	Acreage	
Annual Taxes \$	\$2,873.35	Fronting On	North
		Land Type	
Possession			
Closing Date			

Public Remarks This fabulous 3 level backsplit home boasts an oversized corner lot, beautiful interlocking brick triple driveway and an enormous detached garage with a wood stove (WETT certified July 2021). Main floor offers a nice eat-in kitchen and a bright spacious living room. 3 bedrooms found on the upper level as well as a stunning remodeled bathroom with a jet tub (new approx. 2015). On the lower level you will find another fully updated bathroom with heated floors (new approx. 2015), cozy family room, 4th bedroom, laundry room and a large crawl space perfect for storage. Original hardwood floors are in great condition. New insulation/siding and shingles on front of home approx. 2010. Please provide 48 hrs irrevocable on all offers. Probate clause must be included in any offer. This incredible property could be yours. Call today!

Directions

Roll # **574100001006000**
PIN **316240214**

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	1
TTL	4		
# Full Baths	2	# Half Baths	2
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	Hot Water Tank		
	STYLE	Back Split	FEATURES INTERIOR
	SERVICES AVAILABLE	Garbage Pickup, High Speed Internet, Hydro, Natural Gas, Street Lights	Hardwood Floors, Rec Room, Jetted Tub
	WATER/WELL	Municipal Water	FEATURES EXTERIOR
	SEWER/SEPTIC	Sewer	Deck, Storage Shed
	SITE INFLUENCES	Corner Lot	HEATING TYPE
	BASEMENT 1	Full Basement	Baseboard, Fireplace
	EXTERIOR FINISH	Siding	HEATING SOURCE
			Electric, Natural Gas
			GARAGE TYPE/SIZE
			3+ Car, Detached
			DRIVEWAY SIZE
			Triple
			DRIVEWAY DETAILS
			Interlocking Brick

Chattel Included SS Fridge, SS Stove, Washing Machine, Dryer, Chest Freezer in Basement, Fridge in Basement, Window Coverings, Gazebo (as

Fixtures Excluded

LEVEL	ROOM	SIZE	FLOOR
MFLR	FOYER	6 x 8.38	
MFLR	KITCH	12.27 x 13.22	
MFLR	LIVRM	20.28 x 13.26	
2LVL	BDRM1	11.56 x 11.45	
2LVL	BDRM2	8 x 10.10	
2LVL	BDRM3	11.47 x 9.75	
2LVL	BATH1	7.98 x 6.43	
BLVL	BATH2	5.91 x 6.44	

LEVEL	ROOM	SIZE	FLOORING
BLVL	FAMRM	10.98 x 12.79	
BLVL	BDRM4	7.78 x 10.55	
BLVL	LAUND	10.96 x 13.15	

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