

CLIENT VIEW



List Price	\$279,900	MLS #	SM133118
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	57 Spruce AVE		
City	Elliot Lake		P5A 2B9
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	60 x 104
Assessment \$	106,000.00	Acreage	
Annual Taxes \$	\$2,223.17	Fronting On	North
		Land Type	
2021			
Possession			
Closing Date			

Public Remarks This impressive home is nestled in a family friendly neighborhood close to many amenities, great schools, parks, the beach & peaceful hiking trails. Spend warm summer afternoons on the beautiful front porch or large back deck. Inside, a tastefully carpet-free interior showcases an open-floor plan, perfect for entertaining and everyday living and presents spectacular large windows, hardwood floors and a beautifully updated bathroom. This home is gas forced air heated and offers hot water on demand. Shingles on the home and garage were recently replaced (2021). To start the next chapter of your life in this lovely home with a large detached heated garage and fantastic private yard, call today!!!

Directions

Roll # **574100003208500**
PIN **315290103**

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	701-1000	SPIS Y/N	
# Bdrms AG	2	# Bdrms BG	TTL 2
# Full Baths	1	# Half Baths	TTL 1
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
\$70 SUMMER - \$100/MTH			
Rental Equip	HOT WATER ON DEMAND (\$45/MTH)		
		STYLE	Bungalow
		SERVICES AVAILABLE	Bus Service, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		BASEMENT 1	Full Basement
		EXTERIOR FINISH	Siding
		FEATURES INTERIOR	Built In Microwave, Hardwood Floors, Hot Water on Demand
		FEATURES EXTERIOR	Deck, Storage Shed
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		GARAGE TYPE/SIZE	1.5 Car, Detached
		DRIVEWAY SIZE	Single
		DRIVEWAY DETAILS	Interlocking Brick

Chattel Included **Fridge, Stove, B-I Microwave, Washer (as is), Dryer, Chest Freezer in Basement, Mat in Laundry Room, All Window Coverings,**

Fixtures Excluded

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	7.27 x 11.18					
MFLR	DINRM	8.46 x 9.51					
MFLR	LIVRM	11.44 x 14.49					
MFLR	BATH1	8.37 x 9.60					
MFLR	BDRM1	8 x 13.38					
MFLR	BDRM2	9.12 x 12.53					
BLVL	RECRM	15.04 x 37					

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		