

CLIENT VIEW



List Price	<b>\$379,000</b>	MLS #	<b>SM133033</b>
Status	<b>FOR SALE</b>	Type	<b>Detached</b>
		SubType	<b>Residential</b>
Address	<b>1 Central AVE</b>		
City	<b>Elliot Lake</b>	<b>P5A 2E8</b>	
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>65.0 x 97.5</b>
Assessment \$	<b>95,000.00</b>	Acreage	
Annual Taxes \$	<b>\$1,992.46</b>	Fronting On	<b>East</b>
		Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

**Public Remarks** This exquisite home is located in a desirable neighborhood on a large corner lot and is absolutely stunning inside and out! This home has seen a complete transformation within the last year and boasts brand new siding/insulation, all new electrical, all new plumbing, brand new gas forced air furnace, ductwork, central air, windows, doors, drywall, trim, kitchen, bathrooms and even more!! Main floor showcases a fabulous open concept space with beautiful hardwood floors, large modern kitchen with high end stainless steel appliances and a large island. Bright living room features a gas fireplace with custom built-in storage and the spacious dining room offers additional built-in cabinets and leads to a walkout to the side deck. 2 good sized bedrooms with walk-in closets on the upper level. Finished basement space features a cozy family room with a lovely feature wall with a built-in electric fireplace, guest room, office and a beautiful bathroom. Enjoy heated flooring at the entrance and 2 bathrooms. Bathrooms are located on every floor which is an added convenience. Sit back and relax off the side deck or large covered porch! Attention to detail is found in every corner. This move-in ready home is a showstopper! Don't miss

Roll # **574100000305300**  
PIN **316280127**

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>2</b>	# Bdrms BG	<b>TTL 2</b>
# Full Baths	<b>2</b>	# Half Baths	<b>TTL 3</b>
Age		Age (Building)	<b>26+</b>
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip			
		STYLE <b>1.5 Storey</b>	FEATURES INTERIOR <b>Built-in Dishwasher, Central Air, Dining Room - Separate, Hardwood Floors, Rec Room, Storage Room</b>
		SERVICES AVAILABLE <b>Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights</b>	FEATURES EXTERIOR <b>Balcony, Deck, Fenced Yard, Patio, Storage Shed</b>
		WATER/WELL <b>Municipal Water</b>	HEATING TYPE <b>Forced Air</b>
		SEWER/SEPTIC <b>Sewer</b>	HEATING SOURCE <b>Natural Gas</b>
		SITE INFLUENCES <b>Corner Lot</b>	GARAGE TYPE/SIZE <b>Attached, Carport</b>
		BASEMENT <b>1 Full Basement</b>	DRIVEWAY SIZE <b>Single</b>
		EXTERIOR FINISH <b>Siding</b>	DRIVEWAY DETAILS <b>Asphalt</b>

Chattel Included **S.S FRIDGE, S.S STOVE, S.S DISHWASHER, WINE COOLER IN DINING ROOM, CHAIRLIFT, BUILT IN CLOSET ORGANIZERS,**

Fixtures Excluded

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	FOYER	9.7 X 4.2		BLVL	RECRM	12.1 X 22.3	
MFLR	LIVRM	11.4 X 17.1		BLVL	BATH2	5.9 X 10.8	
MFLR	DINRM	8.11 X 9.0		BLVL	LAUND	8.2 X 14.5	
MFLR	KITCH	8.11 X 6.6		BLVL	WRKSP	7.11 X 6.11	
MFLR	BDRM1	10.3 X 11.5					
2LVL	BDRM2	9.0 X 17.3					
2LVL	BATH1	8.4 X 6.5					
2LVL	PBDRM	10.4 X 17.7					

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**