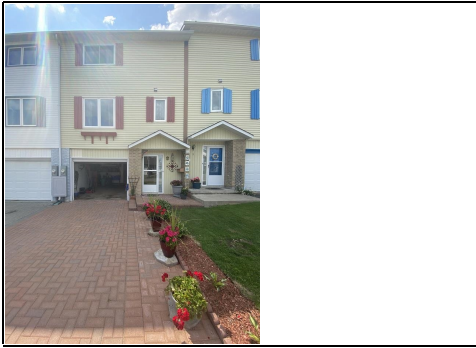


CLIENT VIEW



List Price	<b>\$149,000</b>	MLS #	<b>SM132737</b>
Status	<b>FOR SALE</b>	Type	<b>Semi-Detached</b>
		SubType	<b>Residential</b>
Address	<b>7 Gauthier PL</b>		
City	<b>Elliot Lake</b>		<b>P5A 3M1</b>
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>20 x 124.7</b>
Assessment \$	<b>60,000.00</b>	Acreage	
Annual Taxes \$	<b>\$1,258.40</b>	Fronting On	<b>North</b>
		Land Type	
Annual Taxes \$			<b>2021</b>
			<b>/</b>
Possession			
Closing Date			

**Public Remarks** This lovely freehold townhouse is located on a nice cul de sac and boasts a charming flat backyard space with beautiful gardens and a patio area, a perfect little oasis to enjoy anytime of the day. Additional parking is also available at the back of the property. This 3 bedroom, 1.5 bath home features a remodelled kitchen (2018), Walkout from the living room to the backyard and newer windows. Garage access, laundry facilities and a spacious storage area is available on the lower level. This home is gas forced air heated and central air is available for those hot summer days. 24 hrs irrevocable on all offers. This beautiful home could be yours. Call today!

**Directions**

Roll # **574100005907303**  
PIN **316220336**

Waterfront Y/N	<b>No</b>	Waterfront Name	
Sign Y/N	<b>Yes</b>	Lockbox Y/N	<b>No</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			
<b>\$80/mth</b>		<b>\$100/mth</b>	
Rental Equip	<b>Hot Water Tank</b>		
		STYLE	<b>Townhouse</b>
		SERVICES AVAILABLE	<b>Bus Service, Garbage PickUp, High Speed Internet, Hydro, Natural Gas</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		SITE INFLUENCES	<b>Recreational Trails, Wooded Lot</b>
		BASEMENT	<b>1 Full Basement</b>
		EXTERIOR FINISH	<b>Brick, Siding</b>
		FEATURES INTERIOR	<b>Built-in Dishwasher, Central Air, Dining Room - Separate, Storage Room</b>
		FEATURES EXTERIOR	<b>Patio, Storage Shed</b>
		HEATING TYPE	<b>Forced Air</b>
		HEATING SOURCE	<b>Natural Gas</b>
		GARAGE TYPE/SIZE	<b>1 Car, Attached</b>
		DRIVEWAY SIZE	<b>Single</b>
		DRIVEWAY DETAILS	<b>Asphalt</b>

**Chattel Included** Fridge, Stove, B/I Dishwasher, Freezer, Dining Table & 4 Chairs, Stackable Washer & Dryer (as is), Shelving in Basement

**Fixtures Excluded**

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
BLVL	LAUND	19.11 x 8.49		2LVL	BATH2	9.45 x 4.96	
BLVL	FOYER	7.19 x 6.20		2LVL	BDRM3	13.82 x 9.46	
MFLR	LIVRM	19.13 x 10.22					
MFLR	KITCH	11.43 x 8.87					
MFLR	DINRM	9.87 x 11.41					
MFLR	BATH1	3 x 6.70	2-PC				
2LVL	PBDRM	10.31 x 15.88					
2LVL	BDRM2	10.30 x 9.33					

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**