

CLIENT VIEW



List Price	<b>\$319,000</b>	MLS #	<b>SM133058</b>
Status	<b>FOR SALE</b>	Type	<b>Detached</b>
		SubType	<b>Residential</b>
Address	<b>9 Kain CRES</b>		
City	<b>Elliot Lake</b>	<b>P5A 1C3</b>	
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>50 x 144.8</b>
Assessment \$	<b>114,000.00</b>	Acreage	
Annual Taxes \$	<b>\$2,400.00</b>	Fronting On	<b>North</b>
		Land Type	
Annual Taxes \$	<b>\$2,400.00</b>		<b>2021</b>
			<b>/</b>
Possession			
Closing Date			

**Public Remarks** Welcome to 9 Kain Crescent. This beautifully upgraded home is situated in a quiet family friendly neighborhood. It boasts a large oversized deck and fenced yard perfect for all of your backyard dreams and is easily accessible by two great walk outs. This newly renovated 4 bedroom, 2 bathroom home features an attached garage (with an automatic opener, interlock driveway, a fully finished basement renovated in (2020/2021) with a new gas fireplace and large basement windows. On the upper level enjoy heated bathroom floors and a jet tub. Next step into your gorgeous, large and bright master bedroom, featuring band new solid oak hardwood floors and walk-in closet. This home is one of a kind with it's great curb appeal and location! Call and book a showing today... it won't last long!

Directions

Roll # **574100001413800**  
PIN **316310559**

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>701-1000</b>	SPIS Y/N	
# Bdrms AG	<b>2</b>	# Bdrms BG	<b>2</b>
TTL	<b>4</b>		
# Full Baths	<b>2</b>	# Half Baths	<b>2</b>
Age		Age (Building)	<b>26+</b>
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo	<b>\$170/MTH</b>		
Rental Equip	<b>\$40/MTH Hot Water Tank - Reliance</b>		
		STYLE	<b>Side Split</b>
		SERVICES AVAILABLE	<b>Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		BASEMENT 1	<b>Full Basement</b>
		FOUNDATION	<b>Poured Concrete</b>
		EXTERIOR FINISH	<b>Brick, Vinyl</b>
		FEATURES INTERIOR	<b>Built-in Dishwasher, Hardwood Floors, Main Floor Family Room, Storage Room, Jetted Tub</b>
		FEATURES EXTERIOR	<b>Deck, Fenced Yard</b>
		HEATING TYPE	<b>Baseboard</b>
		HEATING SOURCE	<b>Electric, Natural Gas</b>
		GARAGE TYPE/SIZE	<b>1 Car, Attached</b>
		DRIVEWAY SIZE	<b>Single</b>
		DRIVEWAY DETAILS	<b>Interlocking Brick</b>

Chattel Included **Fridge, Stove, Built-In Dishwasher, Washer & Dryer**

Fixtures Excluded **Gazebo, Patio Furniture**

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	DINRM	9.10 x 10.06		BLVL	BATH2	7.08 x 7.11	
MFLR	LIVRM	14.10 x 11.02					
MFLR	KITCH	9.10 x 11.03					
MFLR	BATH1	9.10 x 4.11					
MFLR	PBDRM	21.01 x 12.02					
MFLR	BDRM2	11.0 x 11.11					
BLVL	BDRM3	12.02 x 10.04					
BLVL	BDRM4	12.00 x 8.08					

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**