

CLIENT VIEW



List Price	<b>\$152,900</b>	MLS #	<b>SM133139</b>
Status	<b>FOR SALE</b>	Type	<b>Semi-Detached</b>
		SubType	<b>Residential</b>
Address	<b>63 Farrell CRES</b>		
City	<b>Elliot Lake</b>	<b>P5A 3N5</b>	
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	
Assessment \$	<b>60,000.00</b>	Acreage	
Annual Taxes \$	<b>\$1,258.40</b>	Fronting On	<b>South</b>
		Land Type	
2021			
Possession			
Closing Date			

**Public Remarks** Located on a nice crescent, this 3 bedroom freehold townhouse features an attached garage with an automatic opener, newer shingles (2017) and plenty of parking for your vehicles and toys! Main floor features a walkout to a large back deck from the living room, a nice open kitchen/dining space and a 2 piece bath for added convenience. Upper level offers 3 good sized bedrooms and a full bathroom. Enjoy central air on those hot summer days. Kitchen cupboards have been repainted and new hardware has been installed. Some newer laminate floors throughout the home. Great starter or investment property. Call today!

**Directions** Located off Esten Dr S by C&R Variety Store

Roll # **574100005807903000**  
PIN **316220298**

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>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			
Rental Equip			
		STYLE <b>Townhouse</b>	FEATURES INTERIOR <b>Built-in Dishwasher, Central Air</b>
		SERVICES AVAILABLE <b>Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone</b>	HEATING TYPE <b>Forced Air</b>
		WATER/WELL <b>Municipal Water</b>	HEATING SOURCE <b>Natural Gas</b>
		SEWER/SEPTIC <b>Sewer</b>	GARAGE TYPE/SIZE <b>1 Car, Attached</b>
		BASEMENT 1 <b>Full Basement</b>	DRIVEWAY SIZE <b>Single</b>
		EXTERIOR FINISH <b>Brick, Siding</b>	DRIVEWAY DETAILS <b>Asphalt</b>

**Chattel Included** Fridge, Stove, B/I Dishwasher, TV Wall Mount in Living Room, All Blinds, All Mirrors, Central Vac & Attachments, Washer &

**Fixtures Excluded**

LEVEL	ROOM	SIZE	FLOOR
BLVL	FOYER	7.12 x 5.27	
BLVL	LAUND	8.73 x 19.19	
MFLR	LIVRM	9.90 x 19.04	
MFLR	KITCH	8.83 x 11.31	
MFLR	DINRM	10.46 x 11.35	
MFLR	BATH1	2.92 x 6.76	2-PC
2LVL	PBDRM	10.12 x 15.67	
2LVL	BATH2	9.23 x 4.92	4-PC

LEVEL	ROOM	SIZE	FLOORING
2LVL	BDRM2	14.30 x 9.32	
2LVL	BDRM3	10.76 x 9.41	

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**