

CLIENT VIEW



List Price	\$269,000	MLS #	SM241052
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	8 Blackwell PL		
City	Elliot Lake	P5A 1G7	
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	47.2 x 129.1
Assessment \$	113,000.00	Acreage	
Annual Taxes \$	\$2,621.45	Fronting On	West
		Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks Do not hesitate to view this beautiful family home on an oversized pie shaped lot on a nice quiet crescent. Walk inside and be greeted by a fantastic open concept floor plan featuring a stunning kitchen with stainless steel appliances, a bright and inviting living room and a spacious dining room with a walkout to a nice private back deck. A large addition on the main floor showcases an enormous master bedroom with an en-suite and a walk-in closet. Laundry is located on the main floor for added convenience. Upper level offers 2 bedrooms with hardwood floors and the basement space is fully finished and offers a cozy gas fireplace to enjoy. This home also offers gas forced air heating, and a new (2023) central air conditioning unit. This lovely home could be yours. Don't miss out and call today!!!

Directions

Roll # **5741**
PIN **316240071**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	Yes	Lockbox Y/N	No
Local Imprv	No	Imprv Cost \$	
Survey Y/N		Survey Date	
Approx SqFt	1001-1200	SPIS Y/N	
# Bdrms AG	3	# Bdrms BG	0
TTL	3		
# Full Baths	2	# Half Baths	0
TTL	2		
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	HWT Gas		
		STYLE	1.5 Storey
		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	Vinyl
		FEATURES INTERIOR	Built-in Dishwasher, Central Air, Dining Room - Separate, Main Floor Laundry, Rec Room
		FEATURES EXTERIOR	Deck, Storage Shed
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		DRIVEWAY SIZE	Single
		DRIVEWAY DETAILS	Gravel

Chattel Included SS Fridge, SS Stove, SS B/I Dishwasher, Washer & Dryer, TV Wall Mounts, All Window Coverings, Shelving at Bottom on Stairs

Fixtures Excluded Paddle on Wall in Bedroom Upstairs

LEVEL	ROOM	SIZE	FLOOR
MFLR	KITCH	14.07 x 10.13	
MFLR	LIVRM	14.41 x 11.40	
MFLR	DINRM	8.69 x 11.63	
MFLR	BATH1	6.84 x 4.95	
MFLR	PBDRM	15.47 x 11.19	
MFLR	EBTH1	7.48 x 9	Laundry/En-suite
MFLR	BONUS	7.46 x 5.53	Walk-in Closet
2LVL	BDRM1	9 x 12.93	

LEVEL	ROOM	SIZE	FLOORING
2LVL	BDRM2	12.19 x 9.42	
BLVL	OFFIC	10 x 10.20	
BLVL	RECRM	11.46 x 8.48	

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**