

CLIENT VIEW



List Price	\$159,900	MLS #	SM133169
Status	FOR SALE	Type	Semi-Detached
		SubType	Residential
Address	38 Farquhar PL		
City	Elliot Lake		P5A 3J3
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	20 x 114.8
Assessment \$	57,000.00	Acreage	
Annual Taxes \$	\$1,185.00	Fronting On	North
		Land Type	
Possession			
Closing Date			

Public Remarks This gorgeous freehold townhouse is a must see! Main floor kitchen, living and dining room radiates with natural light. Stunning kitchen has been remodeled with new cupboards, handles, counter tops and backsplash. Dining room features a walk-out to a large balcony. Lovely new laminate floors on the main level. Second level offers 3 bedrooms and an updated 4 piece bathroom. Basement space has a 2 piece bath and a large L-shaped rec-room which leads to a covered back deck and patio area. Laneway at the back of the property is perfect for extra parking or storing toys! This home offers a newer gas forced air furnace and central air! Attached car garage with access to the main floor is an added bonus. 48 hrs irrevocable on all offers. Don't miss out on this lovely home, CALL TODAY!

Directions

Roll # **574100005705602**
PIN **316220186**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	Yes	Lockbox Y/N	Yes
Local Imprv	No	Imprv Cost \$	
Survey Y/N		Survey Date	
Approx SqFt	701-1000	SPIS Y/N	
# Bdrms AG	3	# Bdrms BG	TTL 3
# Full Baths	1	# Half Baths	TTL 2
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	Hot Water Tank		
		STYLE	Townhouse
		SERVICES AVAILABLE	Garbage Pickup, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		BASEMENT 1	Full Basement
		EXTERIOR FINISH	Brick, Siding
		FEATURES INTERIOR	Built-in Dishwasher, Central Air, Rec Room
		FEATURES EXTERIOR	Balcony, Patio, Storage Shed
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		GARAGE TYPE/SIZE	1 Car, Attached
		DRIVEWAY SIZE	Single
		DRIVEWAY DETAILS	Asphalt

Chattel Included **Fridge, Stove, Dishwasher, Washer, Dryer, Closet Organizers, All Window Rods & Coverings, 2 Sheds (as is)**

Fixtures Excluded

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	7.5 x 7.37		BLVL	BATH2	9.18 x 4.92	2-PC
MFLR	LIVRM	11 x 21		2LVL	BATH1	4.84 x 4.65	4-PC
MFLR	DINRM	9.21 x 7.69					
2LVL	PBDRM	13.5 x 11					
2LVL	BDRM1	10 x 9.5					
2LVL	BDRM2	12 x 9.5					
BLVL	RECRM	9.52 x 19.23					
BLVL	LAUND	5.70 x 10.85					

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**