

CLIENT VIEW



List Price	<b>\$199,000</b>	MLS #	<b>SM133178</b>
Status	<b>FOR SALE</b>	Type	<b>Detached</b>
		SubType	<b>Residential</b>
Address	<b>65 Pearson DR</b>		
City	<b>Elliot Lake</b>		<b>P5A 2X2</b>
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>49.2 x 103.0</b>
Assessment \$	<b>74,000.00</b>	Acreage	
Annual Taxes \$	<b>\$1,552.03</b>	Fronting On	<b>North</b>
		Land Type	
Possession			
Closing Date			

**Public Remarks** This detached 2 storey home boasts great curb appeal, a generous sized driveway to accommodate several vehicles/toys and a beautiful peaceful backyard with a lovely deck, large shed and unique rock landscaping. Kitchen, dining room, living room and powder room on the main floor. 3 good sized bedrooms and a full bathroom on the upper level. Finished basement space offers a cozy family room, office space and laundry room. Shingles were replaced on home in approximately 2017 and shed in 2019. Newer windows on front of home. This home offers loads of potential. 24 hrs irrevocable on all offers. Don't miss out, call today!

**Directions**

Roll # **574100004009500**  
PIN **316310527**

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	<b>Hot Water Tank</b>		
		STYLE <b>2-Storey</b>	
		SERVICES AVAILABLE <b>Bus Service, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights</b>	
		WATER/WELL <b>Municipal Water</b>	
		SEWER/SEPTIC <b>Sewer</b>	
		SITE INFLUENCES <b>Recreational Trails, Wooded Lot</b>	
		BASEMENT 1 <b>Full Basement</b>	
		EXTERIOR FINISH <b>Brick, Siding</b>	
		FEATURES INTERIOR <b>Built-in Dishwasher, Dining Room - Separate, Rec Room, Storage Room</b>	
		FEATURES EXTERIOR <b>Deck, Storage Shed</b>	
		HEATING TYPE <b>Baseboard</b>	
		HEATING SOURCE <b>Electric</b>	
		DRIVEWAY SIZE <b>Double</b>	
		DRIVEWAY DETAILS <b>Asphalt</b>	

**Chattel Included** Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Eating Counter in Kitchen, All Curtains, Blinds & Rods, Large Shed & All

**Fixtures Excluded** Small Shed to be Removed, 2 Moons

LEVEL	ROOM	SIZE	FLOOR
MFLR	KITCH	9.39 x 10.67	
MFLR	BATH1	6.18 x 4.30	2-PC
MFLR	DINRM	8 x 9.75	
MFLR	LIVRM	14.62 x 11.21	
2LVL	BATH2	6.19 x 7.38	4-PC
2LVL	BDRM1	9.65 x 9.24	
2LVL	BDRM2	15.73 x 9.96	
2LVL	BDRM3	10.58 x 12.42	

LEVEL	ROOM	SIZE	FLOORING
BLVL	RECRM	19.89 x 9.56	
BLVL	OFFIC	9.46 x 11.87	
BLVL	LAUND	9.36 x 7.74	

List Office **Oak Realty Ltd. - OFFC: 705-848-9000**

Selling Office

Sold Price

Firm Date

Compliments of: **Megan Admin\_Woods - OFFC: 705-848-9000**  
E-mail: **admin@oakrealty.ca**  
Company Name: **Oak Realty Ltd. - OFFC: 705-848-9000**

**BROKERAGE STAFF**