

CLIENT VIEW



List Price	\$519,000	MLS #	SM133191
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	780 Stanrock RD		
City	P5A2S9		P5A 2S9
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	172.1 x N/A
Assessment \$	331,000.00	Acreage	1.40
Annual Taxes \$	\$6,542.52	Fronting On	South
		Land Type	
Possession			
Closing Date			

Public Remarks Welcome to 780 Stanrock Road. Situated in a peaceful setting only 20 minutes to downtown Elliot Lake, this lakefront property boasts 2286 sq feet of living space with 5 bedrooms, 3 full bathrooms, a wrap around deck and stunning views of Quirke Lake and Rooster rock! Nice open concept main floor is filled with windows and radiates with natural light. Master bedroom is located on the main floor and showcases a walk-in closet and french doors to the back deck. Basement features a kitchenette and a spacious family room with a walkout to the waterfront. This fantastic property will offer a new buyer with a brand new propane furnace and septic tank will be emptied September 1st. Electrical was recently inspected and is up to code. Enjoy access to ATV and snowmachine trails or take advantage of exceptional swimming, boating and fishing right at your doorstep. Free municipal boat launch just down the road. 72 hrs irrevocable on all offers. This picturesque waterfront property could be yours, call today!

Directions
 Roll # **574100001926315**
 PIN **313960163**

Waterfront Y/N	Yes	Waterfront Name	Quirke Lake
Sign Y/N	Yes	Lockbox Y/N	Yes
Local Imprv	No	Imprv Cost \$	
Survey Y/N		Survey Date	
Approx SqFt	1001-1200	SPIS Y/N	
# Bdrms AG	3	# Bdrms BG	2
TTL	5		
# Full Baths	3	# Half Baths	3
Age		Age (Building)	11-15
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	Hot Water Tank (if Rental)		
STYLE	1.75 Storey		
SERVICES AVAILABLE	Bus Service, High Speed Internet, Hydro, Private Garbage Disposal		
WATER/WELL	Dug Well		
SEWER/SEPTIC	Septic		
SITE INFLUENCES	Recreational Trails, Scenic View, Waterfront Lot, Wooded Lot		
BASEMENT	1 Full Basement		
EXTERIOR FINISH	Vinyl		
FEATURES INTERIOR	Basement Kitchen, Dining Room - Separate, Hardwood Floors, Main Floor Laundry, Rec Room, Storage Room, Sunroom		
FEATURES EXTERIOR	Balcony, Dock, Storage Shed		
HEATING TYPE	Forced Air		
HEATING SOURCE	Propane Gas		
DRIVEWAY SIZE	Double		
DRIVEWAY DETAILS	Gravel		

Chattel Included Fridge, Stove, Dock, All Doors and Building Material

Fixtures Excluded

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	15.8 x 9.0		BLVL	RECRM	24.6 x 14	
MFLR	DINLV	25.10 x 14.10		BLVL	KITCH	13.4 x 8.6	
MFLR	SUNRM	17 x 13		BLVL	BDRM4	15.6 x 11	
MFLR	PBDRM	15 x 14.11		BLVL	BDRM5	13.3 x 10.3	
MFLR	BATH1	13 x 9		BLVL	BATH3	12.8 x 5.0	
2LVL	BDRM2	13.4 x 13.3					
2LVL	BDRM3	17.8 x 12					
2LVL	BATH2	9.5 x 5.0					

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**