

CLIENT VIEW



List Price	\$179,000	MLS #	SM133209
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	44 Central AVE		
City	Elliot Lake	P5A 2G1	
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	57 x 103.6
Assessment \$	74,000.00	Acreage	
Annual Taxes \$	\$1,552.56	Fronting On	South
		Land Type	
Possession			
Closing Date			

Public Remarks This great storey and a half home is located in a nice neighborhood and showcases a spacious remodelled kitchen with plenty of cupboard and counter space, a lovely bright living room with a brick feature wall and gas fireplace (new gas insert 2020) and a main floor bedroom. An additional 2 bedrooms with walk-in closets and an updated bathroom found on the second floor. Lower level offers a good sized bonus room which could be used as a rec room, office or guest space. A second bathroom, plenty of storage space and laundry is also located on the lower level. New gas forced air furnace installed in 2020. Central air is also available for those warmer summer days. Nice large updated windows bring in plenty of natural light. Private backyard space is great for relaxing or entertaining. Generous sized driveway has been re-graded with new gravel and can accommodate several vehicles and toys. This lovely home could be yours, call today!

Directions

Roll # **574100000307700**
PIN **316280035**

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	2	# Half Baths	TTL 2
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	Hot Water Tank		
		STYLE	1.5 Storey
		SERVICES AVAILABLE	Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Telephone
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		BASEMENT 1	Full Basement
		EXTERIOR FINISH	Aluminum Siding
		FEATURES INTERIOR	Built-in Dishwasher, Central Air, Hardwood Floors, Storage Room
		FEATURES EXTERIOR	Fenced Yard, Patio, Storage Shed
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		DRIVEWAY SIZE	Single
		DRIVEWAY DETAILS	Asphalt

Chattel Included Dishwasher, Fridge, Stove, Washer, Gas Dryer, All Window Coverings & Light Fixtures

Fixtures Excluded

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	FOYER	4.76 x 6.59		BLVL	BATH2	6.71 x 5.97	3-PC
MFLR	KITCH	18.04 x 8.93		BLVL	BONUS	9.67 x 21.67	
MFLR	LIVRM	11.34 x 16.74					
MFLR	BDRM1	10.29 x 11.41					
2LVL	BDRM2	9.05 x 10.69					
2LVL	BDRM3	5.05 x 8.51					
2LVL	BATH1	8.45 x 6.55	3-PC				
BLVL	LAUND	15.57 x 15.41	Laundry/Utility				

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**