

CLIENT VIEW



List Price	\$299,900	MLS #	SM133212
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	27 Ottawa AVE		
City	Elliot Lake		P5A 2P2
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	50 x 186.9
Assessment \$	149,900.00	Acreage	
Annual Taxes \$	\$3,216.14	Fronting On	North
		Land Type	
2021			
Possession			
Closing Date			

Public Remarks Do not hesitate to view this lovely move-in ready 4 level backsplit home with an outstanding yard. This property features a double driveway with gated access to the backyard, a wrap-around deck to sit back and relax on those warm summer days, and an enormous shed for all of your tools and toys . This generous sized lot goes back 186 feet and is fully fenced, which is perfect for children and pets to enjoy. This home backs onto greenspace for additional privacy. Main floor offers an updated kitchen (2014), and a sun-filled living/dining room with beautiful hardwood floors. 3 bedrooms and a 3 piece bath on the upper level. Spacious rec-room with a gas fireplace and an additional 3 piece bath found on the lower level. Potential for an office or fitness room in the basement. Gas forced air heating and central air are available. Shingles on home replaced in 2021 and shed in 2020. This home also offers newer windows (2009), doors (2012) and siding and insulation (2011). Please provide 48 hrs irrevocable on all offers. This great family home could be yours, call today!

Directions
 Roll # **574100002512600**
 PIN **316310636**

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	1001-1200	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			
		STYLE	Back Split, 4 Level
		SERVICES AVAILABLE	Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		SITE INFLUENCES	Recreational Trails, Scenic View, Wooded Lot
		BASEMENT 1	Full Basement
		EXTERIOR FINISH	Brick, Siding
		FEATURES INTERIOR	Built In Microwave, Built -in Dishwasher, Central Air, Dining Room - Separate, Hardwood Floors, Rec Room, Storage Room
		FEATURES EXTERIOR	Deck, Fenced Yard, Patio, Storage Shed
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		DRIVEWAY SIZE	Double
		DRIVEWAY DETAILS	Asphalt

Chattel Included Fridge, Stove, B/I Microwave, B/I Dishwasher, Washer, Dryer, Freezer, All Window Coverings & Blinds, Wall Mount for TV in Rec

Fixtures Excluded

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	8.46 X 10.95		SUB	LAUND	4.69 X 17.62	
MFLR	LIVRM	21.45 X 12.28		SUB	OFFIC	15.59 X 11.03	
2LVL	BATH1	9.05 X 4.90	3-pc				
2LVL	BDRM1	9.45 X 9.0					
2LVL	BDRM2	11.57 X 9.59					
2LVL	PBDRM	10.26 X 13.86					
BLVL	RECRM	22.08 X 13.28					
BLVL	BATH2	8.82 X 6.89	3-pc				

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**