

CLIENT VIEW



List Price	<b>\$179,000</b>	MLS #	<b>SM132738</b>
Status	<b>FOR SALE</b>	Type	<b>Detached</b>
		SubType	<b>Residential</b>
Address	<b>44 Central AVE</b>		
City	<b>Elliot Lake</b>		<b>P5A 3M1</b>
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>57 x 103.6</b>
Assessment \$	<b>74,000.00</b>	Acreage	
Annual Taxes \$	<b>\$1,552.56</b>	Fronting On	<b>South</b>
		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	<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>701-1000</b>	SPIS Y/N	
# Bdrms AG	<b>3</b>	# Bdrms BG	<b>TTL 3</b>
# Full Baths	<b>2</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>1.5 Storey</b>	
		SERVICES AVAILABLE <b>Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Telephone</b>	
		WATER/WELL <b>Municipal Water</b>	FEATURES INTERIOR <b>Built-in Dishwasher, Central Air, Hardwood Floors, Storage Room</b>
		SEWER/SEPTIC <b>Sewer</b>	FEATURES EXTERIOR <b>Fenced Yard, Patio, Storage Shed</b>
		BASEMENT 1 <b>Full Basement</b>	HEATING TYPE <b>Forced Air</b>
		EXTERIOR FINISH <b>Aluminum Siding</b>	HEATING SOURCE <b>Natural Gas</b>
			DRIVEWAY SIZE <b>Single</b>
			DRIVEWAY DETAILS <b>Asphalt</b>

**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 WOODS - OFFC: 705-848-9000** **BROKERAGE STAFF**

E-mail: **admin@oakrealty.ca**

Company Name: **Oak Realty Ltd. - OFFC: 705-848-9000**