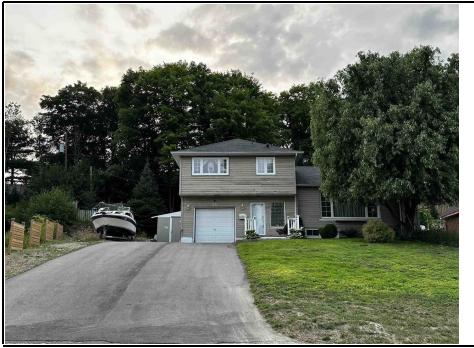


CLIENT VIEW



List Price	\$389,900	MLS #	SM240586
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	26 DIEPPE AVE		
City	Elliot lake	P5A 1G9	
District	East	Zoning	RESIDENTIAL
Sub District	Elliot Lake	Lot Size	60.58 X UNKNOWN
Assessment \$	123,000.00	Acreage	
Annual Taxes \$	\$2,448.00	Fronting On	East
		Land Type	Deeded Land
Possession	immediate		
Closing Date			

Public Remarks **Stunning detached split level home ! Main floor livingroom was reopened to flow into the kitchen space which is simply "outstanding".Kitchen All updated (new vinyl plank floor 2024). Such great flow, light and functionality in this space. Super efficient Gas Radiant heat (Boiler) 3 lovely sized bedrooms. Separate dining space with accent wall (electric fireplace) for ambiance. Fully finished private back yard space with Pergola /deck and TONS of social space. Lot is generous as old walkway was added to this lot years ago. Call to view today.**

Directions **LOCATED OFF MISSISSAUGA AVENUE**

Roll # **574100001201000**
PIN **316240628 AND 316240548**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	Yes	Lockbox Y/N	
Local Imprv	No	Imprv Cost \$	
Survey Y/N	No	Survey Date	
Approx SqFt	1401-1600	SPIS Y/N	No
# Bdrms AG	3	# Bdrms BG	0
TTL	3		
# Full Baths	1	# Half Baths	1
TTL	2		
Age	1958	Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo	1007.00 ANNUAL 2247.00		
Rental Equip	Hot water tank \$22 / MONTH APPROX.		
STYLE	Side Split		
SERVICES AVAILABLE	Bus Service, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights		
WATER/WELL	Municipal Water		
SEWER/SEPTIC	Sewer		
SITE INFLUENCES	Parks, Recreational Trails, Scenic View		
RESTRICTIONS	Easement		
BASEMENT	1 Full Basement		
FOUNDATION	Poured Concrete		
EXTERIOR FINISH	Wood		
FEATURES INTERIOR	Built-in Dishwasher, Dining Room - Separate, Hardwood Floors, Rec Room, Security System		
FEATURES EXTERIOR	Deck, Fenced Yard, Satellite Dish, Storage Shed		
HEATING TYPE	Boiler		
HEATING SOURCE	Hot Water		
GARAGE TYPE/SIZE	1 Car		
DRIVEWAY SIZE	Other		
DRIVEWAY DETAILS	Asphalt		

Chattel Included **fridge, stove, built in dishwasher, washer and dryer, all attached custom blinds, pergola (outside)**

Fixtures Excluded **hot water tank (rental)**

LEVEL	ROOM	SIZE	FLOOR
MFLR	KITCH	18.5 x 9.4	vinyl plank
MFLR	LIVRM	20.10 x 13.4	hardwood
MFLR	DINRM	12.11 x 9.7	hardwood
MFLR	FOYER	11.6 x 7.4	tile
2LVL	BATH1	9.10 x 7.10	tile
2LVL	PBDRM	17.2 x 11	hardwood
2LVL	BDRM2	13.5 x 10.2	hardwood
2LVL	BDRM3	13.5 x 10.2	hardwood

LEVEL	ROOM	SIZE	FLOORING
BLVL	FAMRM	20.2 x 16	laminat
BLVL	BATH2	---	
BLVL	LAUND	11.9 x 5.10	laminat

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