

CLIENT VIEW



List Price	<b>\$279,900</b>	MLS #	<b>SM220994</b>
Status	<b>FOR SALE</b>	Type	<b>Detached</b>
		SubType	<b>Residential</b>
Address	<b>33 Poplar RD</b>		
City	<b>Elliot Lake</b>	<b>P5A 2J4</b>	
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>59 x 120</b>
Assessment \$	<b>101,000.00</b>	Acreage	
Annual Taxes \$	<b>\$2,200.00</b>	Fronting On	<b>West</b>
		Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

**Public Remarks** 33 Poplar Rd is a charming bungalow situated in a great neighborhood on a quiet street. It features many upgrades such as a HRV system (2020), Gas Forced Air and A/C. Updated electrical panel, new plumbing and electrical in basement. 20x30 garage built in 2018. Large driveway and flat yard. Partially finished basement looking for your personal touch. Close to hiking trails, parks, and the beach. Ready to make this house your home? Book a showing today!

Directions

Roll # **574100000108700**  
PIN **316280358**

Waterfront Y/N	<b>No</b>	Waterfront Name	
Sign Y/N	<b>Yes</b>	Lockbox Y/N	<b>No</b>
Local Imprv	<b>No</b>	Imprv Cost \$	
Survey Y/N		Survey Date	
Approx SqFt	<b>1001-1200</b>	SPIS Y/N	
# Bdrms AG	<b>2</b>	# Bdrms BG	<b>1</b>
TTL	<b>3</b>		
# Full Baths	<b>2</b>	# Half Baths	<b>2</b>
Age		Age (Building)	<b>26+</b>
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
<b>\$120-130</b>		<b>\$80</b>	
Rental Equip			
		STYLE <b>Bungalow</b>	FEATURES INTERIOR <b>Air Conditioner, Air Exchanger, Built-in Dishwasher, Central Air, Dining Room - Separate, Storage Room, Sunroom</b>
		SERVICES AVAILABLE <b>Garbage Pickup, High Speed Internet, Hydro, Natural Gas</b>	FEATURES EXTERIOR <b>Fenced Yard</b>
		WATER/WELL <b>Municipal Water</b>	HEATING TYPE <b>Forced Air</b>
		SEWER/SEPTIC <b>Sewer</b>	HEATING SOURCE <b>Natural Gas</b>
		BASEMENT 1 <b>Full Basement</b>	GARAGE TYPE/SIZE <b>1.5 Car, Detached</b>
		FOUNDATION <b>Block</b>	DRIVEWAY SIZE <b>Single</b>
		EXTERIOR FINISH <b>Aluminum Siding</b>	DRIVEWAY DETAILS <b>Asphalt</b>

Chattel Included **SS Fridge, Gas Stove, B/I Dishwasher, SS Washer, Gas Dryer, Livingroom TV w/ Wall Mount, Garage Door Opener, Digital**

Fixtures Excluded

LEVEL	ROOM	SIZE	FLOOR
MFLR	DINRM	9.50 x 12.16	
MFLR	LIVRM	11.42 x 18.45	
MFLR	KITCH	9.32 x 11.48	
MFLR	SUNRM	7.74 x 11.27	
MFLR	BATH1	4.96 x 7.94	
MFLR	PBDRM	9.13 x 12.43	
MFLR	BDRM2	8.72 x 11.31	
BLVL	RECRM	21.85 x 14.88	

LEVEL	ROOM	SIZE	FLOORING
BLVL	OFFIC	6.41 x 8.11	
BLVL	BATH2	11.01 x 5.93	
BLVL	BDRM3	14.59 x 13.91	
BLVL	LAUND	14.13 x 8.34	

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**