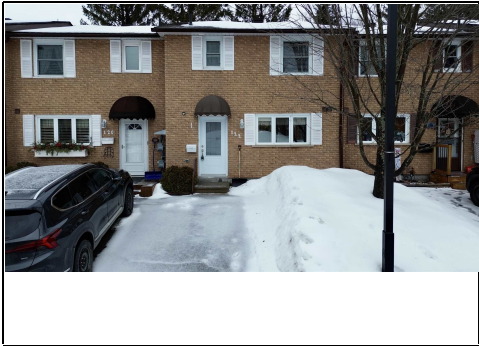


CLIENT VIEW



|                            |                       |                |                    |
|----------------------------|-----------------------|----------------|--------------------|
| List Price                 | <b>\$209,500</b>      | MLS #          | <b>SM250676</b>    |
| Status                     | <b>FOR SALE</b>       | Type           | <b>Condominium</b> |
|                            |                       | SubType        | <b>Residential</b> |
| Address                    | <b>122 Frame CRES</b> |                |                    |
| City                       | <b>Elliot Lake</b>    | <b>P5A 2S5</b> |                    |
| District                   | <b>East</b>           | Zoning         | <b>Residential</b> |
| Sub District               | <b>Elliot Lake</b>    | Lot Size       | <b>N/A</b>         |
| Assessment \$              | <b>78,000.00</b>      | Acreage        |                    |
| Annual Taxes \$            | <b>\$1,932.00</b>     | Fronting On    | <b>South</b>       |
|                            |                       | Land Type      | <b>Deeded Land</b> |
| Possession<br>Closing Date |                       |                |                    |

**Public Remarks** Gorgeous 2 bedroom townhouse condo located in a well established condo area. Lovely open concept main floor kitchen/dining/livingroom space with feature corner Gas fireplace/mantel. Generous patio doors to private deck/storage space. 2nd level features a lovely primary bedroom (was 2 rooms) converted to 1 and walk in closet(7.01 x 9.04 approx.). Upstairs bathroom is an updated 3 pc. bathroom (walk in shower). Call to view today. Condo fees \$271/monthly. Just move in and put your feet up.

Directions

Roll # **574100004506100**  
 PIN **318130061**

|   |                 |                     |   |
|---|-----------------|---------------------|---|
| Waterfront Y/N                          | <b>No</b>       | Waterfront Name     |   |
| Sign Y/N                                | <b>No</b>       | Lockbox Y/N         |   |
| Local Imprv                             | <b>No</b>       | Imprv Cost \$       |   |
| Survey Y/N                              |                 | Survey Date         |   |
| Approx SqFt                             | <b>701-1000</b> | SPIS Y/N            |   |
| # Bdrms AG                              | <b>2</b>        | # Bdrms BG          | <b>0</b>  |
| TTL                                     | <b>2</b>        |                     |   |
| # Full Baths                            | <b>1</b>        | # Half Baths        | <b>0</b>  |
| TTL                                     | <b>1</b>        |                     |   |
| Age                                     |                 | Age (Building)      | <b>26+</b>  |
| Hydro Costs \$ / Per Heat Cost \$ / per |                 | Condo/Lot Fee \$/Mo | <b>271.00</b>   |
| Rental Equip                            | <b>None</b>     |                     |   |
|   |                 | STYLE               | <b>Condo Townhouse</b>  |
|   |                 | SERVICES AVAILABLE  | <b>Bus Service, Hydro, Natural Gas, Private Garbage Disposal, Street Lights</b> |
|   |                 | WATER/WELL          | <b>Municipal Water</b>  |
|   |                 | SEWER/SEPTIC        | <b>Sewer</b>  |
|   |                 | RESTRICTIONS        | <b>Easement</b>   |
|   |                 | BASEMENT 1          | <b>None</b>   |
|   |                 | EXTERIOR FINISH     | <b>Brick</b>  |
|   |                 | FEATURES INTERIOR   | <b>Main Floor Laundry</b>   |
|   |                 | FEATURES EXTERIOR   | <b>Deck, Fenced Yard, Storage Shed</b>  |
|   |                 | HEATING TYPE        | <b>Baseboard, Fireplace</b>   |
|   |                 | HEATING SOURCE      | <b>Electric, Natural Gas</b>  |
|   |                 | DRIVEWAY SIZE       | <b>Single</b>   |
|   |                 | DRIVEWAY DETAILS    | <b>Asphalt</b>  |

Chattel Included **Fridge, Stove, Washer and Dryer Tower, TV included, HWT (Owned), Soft hot tub on deck.**

Fixtures Excluded **N/A**

| LEVEL | ROOM  | SIZE          | FLOOR | LEVEL | ROOM | SIZE | FLOORING |
|-------|-------|---------------|-------|-------|------|------|----------|
| MFLR  | KITCH | 17.01 X 11.02 |       |       |      |      |          |
| MFLR  | LIVRM | 14.01 X 18    |       |       |      |      |          |
| 2LVL  | PBDRM | 18.02 X 14.01 |       |       |      |      |          |
| 2LVL  | BATH1 | 5.03 x 7.10   |       |       |      |      |          |
| 2LVL  | BDRM2 | 9.11 x 11.01  |       |       |      |      |          |
|       |       |               |       |       |      |      |          |
|       |       |               |       |       |      |      |          |

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**