

CLIENT VIEW



List Price	<b>\$244,900</b>	MLS #	<b>SM250679</b>
Status	<b>FOR SALE</b>	Type	<b>Detached</b>
		SubType	<b>Residential</b>
Address	<b>3 Buckles CRES</b>		
City	<b>Elliot Lake</b>	<b>P5A 1V9</b>	
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>44.73 x 142.00</b>
Assessment \$	<b>84,000.00</b>	Acreage	
Annual Taxes \$	<b>\$2,119.59</b>	Fronting On	<b>East</b>
		Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

**Public Remarks** Nestled on a tranquil cul-de-sac, this charming detached bungalow offers the perfect blend of comfort and convenience. The heart of this home is its spacious open concept kitchen, living, and dining area, creating a welcoming atmosphere for gatherings. The bathroom is thoughtfully designed with an abundance of storage and a modern walk-in shower. Step outside from the kitchen to a private deck and backyard, perfect for enjoying the outdoors. Benefit from the modern comforts of a new gas furnace (2024), updated electrical panel and the durability of a steel roof. This property also offers ample space to build a garage, allowing you to customize the space to fit your needs. **Schedule your viewing today!**

Directions

Roll # **574100000709500**  
PIN **316260145**

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>1001-1200</b>	SPIS Y/N	
# Bdrms AG	<b>3</b>	# Bdrms BG	<b>0</b>
TTL	<b>3</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			
Rental Equip	<b>HWT (if rental)</b>		
		STYLE	<b>Bungalow</b>
		SERVICES AVAILABLE	<b>Bus Service, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		SITE INFLUENCES	<b>Wooded Lot</b>
		BASEMENT	<b>1 None</b>
		EXTERIOR FINISH	<b>Siding</b>
		FEATURES INTERIOR	<b>Built-in Dishwasher, Dining Room - Separate, Main Floor Family Room</b>
		FEATURES EXTERIOR	<b>Deck, Storage Shed</b>
		HEATING TYPE	<b>Forced Air</b>
		HEATING SOURCE	<b>Natural Gas</b>
		DRIVEWAY SIZE	<b>Double</b>
		DRIVEWAY DETAILS	<b>Gravel</b>

Chattel Included **Fridge, Stove, Dishwasher (All Appliances AS IS), All Window Coverings**

Fixtures Excluded **None**

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	LIVRM	17.67 x 13.12					
MFLR	KITCH	14.81 x 13.45					
MFLR	LAUND	8.05 x 7.71					
MFLR	BATH1	4.84 x 11.36					
MFLR	BDRM1	9.75 x 8.0					
MFLR	BDRM2	9.82 x 11.49					
MFLR	BDRM3	13.19 x 9.77					

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**