

CLIENT VIEW



List Price	<b>\$335,000</b>	MLS #	<b>SM132742</b>
Status	<b>FOR SALE</b>	Type	<b>Detached</b>
		SubType	<b>Residential</b>
Address	<b>7 Blackwell PL</b>		
City	<b>Elliot Lake</b>		<b>P5A 1G6</b>
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>47.01 x 112.0</b>
Assessment \$	<b>143,000.00</b>	Acreage	
Annual Taxes \$	<b>\$2,999.18</b>	Fronting On	<b>East</b>
		Land Type	
Annual Taxes \$	<b>\$2,999.18</b>		<b>2021</b>
			<b>/</b>
Possession			
Closing Date			

**Public Remarks** This ordinary home has been transformed into something extraordinary. If you're looking for a larger home, for something on a nice quiet street, for something a little more unique ... then this may be the perfect home for you! Since 2013 this property has seen extensive renovations including a large addition at the back of the home. Fabulous open concept main floor showcases a nice large foyer with ceramic tile flooring and double mirrored closets, a grand dining room, beautiful living room with vaulted ceilings, walkout to a large covered deck, custom built-in shelving with a fireplace and a large modern kitchen. Enormous master bedroom is located on the main floor and offers a walk-in closet. Stunning 4 piece bath on the main level. An additional 2 bedrooms on the second floor. Basement space is an entertainer's dream and features a games room and a theatre room. Good sized guest space or office space, laundry room and 3 piece bath also found on the lower level. This home also offers a large detached garage and a generous amount of parking space to accommodate all of your vehicles/toys. 48 hrs irrevocable on all offers. This exquisite home could be yours. Don't miss out, call today!

Roll # **57410000908600**  
PIN **316240064**

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>1401-1600</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>1.75 Storey</b>
		SERVICES AVAILABLE	<b>Bus Service, Garbage PickUp, High Speed Internet, Hydro, Natural Gas</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		BASEMENT 1	<b>Full Basement</b>
		EXTERIOR FINISH	<b>Vinyl</b>
		FEATURES INTERIOR	<b>Dining Room - Separate, Rec Room, Storage Room</b>
		FEATURES EXTERIOR	<b>Deck, Fenced Yard, Hot Tub, Patio</b>
		HEATING TYPE	<b>Forced Air</b>
		HEATING SOURCE	<b>Natural Gas</b>
		GARAGE TYPE/SIZE	<b>2 Car, Detached</b>
		DRIVEWAY SIZE	<b>Double</b>
		DRIVEWAY DETAILS	<b>Gravel</b>

Chattel Included **Hot Tub(as is), Fridge & Stove in Kitchen, Kitchen Island on Wheels, SS Fridge in Basement, Washer, Dryer, Pool Table, Air**

Fixtures Excluded **Wooden Stair Shelf Railing, BBQ Truck on Back Deck, All Mirrors, Negotiable: Fire Pit**

LEVEL	ROOM	SIZE	FLOOR
MFLR	FOYER	8.43 x 8.63	
MFLR	DINRM	11.34 x 15.49	
MFLR	LIVRM	17.33 x 15.58	
MFLR	KITCH	11.86 x 16.78	
MFLR	PBDRM	11.61 x 15.37	
MFLR	BATH1	11.58 x 8.65	
BLVL	BATH2	10.14 x 6.92	3-PC
BLVL	OFFIC	10.25 x 14.95	

LEVEL	ROOM	SIZE	FLOORING
BLVL	LAUND	10.95 x 7.56	
BLVL	GAMES	24.89 x 10.63	
BLVL	FAMRM	17.96 x 15.28	
2LVL	BDRM2	9.02 x 12.94	
2LVL	BDRM3	12.18 x 12.93	

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**