

CLIENT VIEW



| | | | |
|-----------------|-------------------------|----------------|--------------------|
| List Price | \$119,900 | MLS # | SM251160 |
| Status | FOR SALE | Type | Mobile |
| | | SubType | Residential |
| Address | 50 Chalmers CRES | | |
| City | Elliot Lake | P5A 1A2 | |
| District | East | Zoning | residential |
| Sub District | Elliot Lake | Lot Size | n/a |
| Assessment \$ | 0.00 | Acreage | |
| Annual Taxes \$ | \$0.00 | Fronting On | West |
| | | Land Type | Leased Land |
| Possession | immediate | | |
| Closing Date | | | |

Public Remarks Impeccably maintained Mobile home located in Westhill trailer Park . This home has seen many upgrades : Kitchen (2016,) Metal roof (2008) , GFA (2015), flooring (2015), all exterior walls reinsulated (2008) and the entire trailer has a fully insulated skirting (2009) with additional vents for air flow. 3 Bedrooms / 1 full bathroom. This unique corner lot also features 2 separate driveways. Land lease \$282/monthly includes water/taxes and land lease. This property is a true "Gem" don't miss out. Offer Presentation Wed. March 23ed, 2022 (NO PRE - EMPTIVE OFFERS)

Directions Located off Axmith Avenue - turn into Westhill Trailer Park and follow till Chalmers Crescent

Roll # 0
PIN Serial NO. 8960948

| | | | |
|---|------------------|--------------------|--|
| Waterfront Y/N | No | Waterfront Name | |
| Sign Y/N | Yes | Lockbox Y/N | Yes |
| Local Imprv | No | Imprv Cost \$ | |
| Survey Y/N | | Survey Date | |
| Approx SqFt | 1001-1200 | SPIS Y/N | |
| # Bdrms AG | 3 | # Bdrms BG | 0 |
| TTL | 3 | | |
| # Full Baths | 1 | # Half Baths | 0 |
| TTL | 1 | | |
| Age | 1969 | Age (Building) | |
| Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo | | | |
| Rental Equip | none | | |
| | | STYLE | Bungalow |
| | | SERVICES AVAILABLE | Bus Service, Garbage PickUp, Hydro, Natural Gas, Street Lights, Telephone |
| | | WATER/WELL | Municipal Water |
| | | SEWER/SEPTIC | None |
| | | SITE INFLUENCES | Corner Lot |
| | | BASEMENT 1 | None |
| | | EXTERIOR FINISH | Siding |
| | | FEATURES INTERIOR | Built-in Dishwasher |
| | | FEATURES EXTERIOR | Deck, Patio |
| | | HEATING TYPE | Forced Air |
| | | HEATING SOURCE | Natural Gas |
| | | DRIVEWAY SIZE | Other |
| | | DRIVEWAY DETAILS | Gravel |

Chattel Included Fridge, Stove, B/I Dishwasher, Washer & Dryer, Chest Freezer, All Window Blinds, HWT (Owned)

Fixtures Excluded None

| LEVEL | ROOM | SIZE | FLOOR | LEVEL | ROOM | SIZE | FLOORING |
|-------|-------|---------------|--------|-------|------|------|----------|
| MFLR | KITCH | 19.06 x 10.06 | vinyl | | | | |
| MFLR | LIVRM | 20.11 x 9.08 | vinyl | | | | |
| MFLR | BATH1 | 9.01 x 7.04 | | | | | |
| MFLR | PBDRM | 11.10 x 11.03 | carpet | | | | |
| MFLR | BDRM2 | 10.03 x 9.01 | carpet | | | | |
| MFLR | BDRM3 | 11.02 x 9.01 | vinyl | | | | |
| | | | | | | | |
| | | | | | | | |

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**