

CLIENT VIEW



|                 |                        |             |                     |
|-----------------|------------------------|-------------|---------------------|
| List Price      | <b>\$399,900</b>       | MLS #       | <b>SM240826</b>     |
| Status          | <b>FOR SALE</b>        | Type        | <b>Detached</b>     |
|                 |                        | SubType     | <b>Residential</b>  |
| Address         | <b>26 Macdonald CT</b> |             |                     |
| City            | <b>Elliot Lake</b>     |             | <b>P5A 2V2</b>      |
| District        | <b>East</b>            | Zoning      | <b>Residential</b>  |
| Sub District    | <b>Elliot Lake</b>     | Lot Size    | <b>44.5 x 116.0</b> |
| Assessment \$   | <b>113,000.00</b>      | Acreage     |                     |
| Annual Taxes \$ | <b>\$2,621.46</b>      | Fronting On | <b>South</b>        |
|                 |                        | Land Type   | <b>Deeded Land</b>  |
|                 |                        |             |                     |
| Possession      |                        |             |                     |
| Closing Date    |                        |             |                     |

**Public Remarks** Do not hesitate to view this one of a kind exquisite family home located on a desired small court setting in Beautiful Elliot Lake. this large family home showcases beautiful curb appeal with a double wide interlocking brick driveway, lovely cedar siding, composite deck and a covered entrance. Gorgeous kitchen offers loads of cupboard and counter space and a vaulted ceiling with skylights. Spacious living room offers an abundance of windows, a gas fireplace and a walkout to a balcony with a glass railing system to maximize your views of nature. 3 spacious bedrooms are found on the upper level and a 4th bedroom or office is located on the lower level. Cozy family room located in the lower level offers a gas fireplace and a walkout to the side yard. Other spectacular features of this home include: open staircases with beech stair treads, 3/4" maple flooring and an abundance of storage space in the upper loft, basement and back of home. This property also includes income generating solar panels. Ample room behind home for ATV and snow machine parking. This home's interior design must be seen to be appreciated. Don't miss out, call today!!!

Roll # **574100004007400**  
PIN **316310498**

|   |                            |                    |  |
|---|----------------------------|--------------------|--|
| 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>1601-1800</b>           | SPIS Y/N           |  |
| # Bdrms AG  | <b>3</b>                   | # Bdrms BG         | <b>0</b>   |
| TTL   | <b>3</b>                   |                    |  |
| # Full Baths  | <b>2</b>                   | # Half Baths       | <b>0</b>   |
| TTL   | <b>2</b>                   |                    |  |
| Age   |                            | Age (Building)     | <b>26+</b>   |
| Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo |                            |                    |  |
| Rental Equip  | <b>Hot Water on Demand</b> |                    |  |
|   |                            | STYLE              | <b>4 Level</b>   |
|   |                            | SERVICES AVAILABLE | <b>Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas</b>   |
|   |                            | WATER/WELL         | <b>Municipal Water</b>   |
|   |                            | SEWER/SEPTIC       | <b>Sewer</b>   |
|   |                            | SITE INFLUENCES    | <b>Recreational Trails, Scenic View, Wooded Lot</b>  |
|   |                            | BASEMENT           | <b>1 Full Basement</b>   |
|   |                            | EXTERIOR FINISH    | <b>Cedar</b>   |
|   |                            | FEATURES INTERIOR  | <b>Air Conditioner, Built-in Dishwasher, Dining Room - Separate, Hardwood Floors, Hot Water on Demand, Rec Room, UV System</b> |
|   |                            | FEATURES EXTERIOR  | <b>Balcony, Patio</b>  |
|   |                            | HEATING TYPE       | <b>Baseboard</b>   |
|   |                            | HEATING SOURCE     | <b>Electric</b>  |
|   |                            | DRIVEWAY SIZE      | <b>Double</b>  |
|   |                            | DRIVEWAY DETAILS   | <b>Interlocking Brick</b>  |

Chattel Included **Fridge, Stove, Washer, Dryer, Dishwasher, Freezer, All Window Coverings**

Fixtures Excluded **None**

| LEVEL | ROOM  | SIZE          | FLOOR      |
|-------|-------|---------------|------------|
| MFLR  | FOYER | 4.38 x 5.10   | Tile       |
| MFLR  | KITCH | 14.71 x 12.77 | Vinyl      |
| MFLR  | DINRM | 11.67 x 10.66 | Hardwood   |
| BLVL  | LIVRM | 12.26 x 28.70 | Hardwood   |
| BLVL  | BATH1 | 5.04 x 6.91   | Tile, 3-PC |
| BLVL  | OFFIC | 11.54 x 8.85  | Hardwood   |
| 2LVL  | BDRM1 | 13.18 x 10.93 | Hardwood   |
| 2LVL  | BDRM2 | 14.27 x 10.97 | Carpet     |

| LEVEL | ROOM  | SIZE          | FLOORING |
|-------|-------|---------------|----------|
| 2LVL  | BDRM3 | 11 x 11.97    | Carpet   |
| 2LVL  | BATH2 | 10.76 x 4.94  |          |
| SUB   | RECRM | 11.30 x 20.73 | Carpet   |
| SUB   | LAUND | 4.20 x 11.33  | Linoleum |
|       |       |               |          |
|       |       |               |          |

List Office **Oak Realty Ltd. - OFFC: 705-848-9000**

Selling Office

Sold Price

Firm Date

Compliments of: **Megan Admin\_Woods - OFFC: 705-848-9000**  
E-mail: **admin@oakrealty.ca**  
Company Name: **Oak Realty Ltd. - OFFC: 705-848-9000**

**BROKERAGE STAFF**

CLIENT VIEW



|               |                           |               |                               |
|---------------|---------------------------|---------------|-------------------------------|
| List Price    | <b>\$14</b>               | MLS #         | <b>SM240818</b>               |
| Status        | <b>FOR LEASE</b>          | ICI Type      | <b>Indust Bldg</b>            |
|               |                           | Business Type | <b>Manufacturing, Service</b> |
| Address       | <b>1655 Trunk RD</b>      |               |                               |
| City          | <b>Sault Ste. Marie</b>   |               | <b>P6A 6X9</b>                |
| District      | <b>Sault Ste. Marie</b>   | Zoning        | <b>M-2</b>                    |
| Sub District  | <b>Ward 1</b>             | Lot Size      | <b>184xIrregular</b>          |
| Assessment \$ | <b>365,000.00</b>         | Acreage       | <b>2.56</b>                   |
| Annual Taxes  | <b>\$17,000.00 / 2022</b> | Fronting On   | <b>South</b>                  |
| Lease Price   | <b>\$13.50 / SqFt</b>     | Land Type     | <b>Deeded Land</b>            |
| Possession    |                           |               |                               |
| Closing Date  |                           |               |                               |

Public Remarks **Large industrial building with numerous overhead doors. Exterior siding and overhead doors recently replaced. Lease rate of \$13.50 /square foot includes cameras. Wide open space with small office and washroom. Large exterior compound has been fenced and graded.**

Directions  
 Roll # **576101008001100**  
 PIN **314830034**

|                |               |                   |  |
|----------------|---------------|-------------------|--|
| Waterfront Y/N | <b>No</b>     | Waterfront Name   |  |
| Sign Y/N       | <b>Yes</b>    | Lockbox Y/N       |  |
| Local Imprv    | <b>No</b>     | Imprv Cost \$     |  |
| Enviro. Audit  | <b>No</b>     |                   |  |
| Date and Phase | .             |                   |  |
| SPIS Y/N       | <b>No</b>     |                   |  |
| Survey Y/N     | <b>No /</b>   |                   |  |
| Approx SqFt    | <b>5000+</b>  |                   |  |
| Occupancy      | <b>Vacant</b> |                   |  |
| Age            |               | Age (Building)    | <b>Unknown</b>                               |
| Rental Equip   | <b>None</b>   |                   |  |
|                |               | PROPERTY FEATURES | <b>Office Space, Overhead Doors, Parking</b> |
|                |               | HEATING TYPE      | <b>Baseboard</b>                             |
|                |               | HEATING SOURCE    | <b>Natural Gas</b>                           |
|                |               | ACCESS            | <b>Municipal Road</b>                        |
|                |               | BASEMENT          | <b>Slab or Corefloor</b>                     |
|                |               | WATER/WELL        | <b>Municipal Water</b>                       |
|                |               | SEWER/SEPTIC      | <b>Sewer</b>                                 |
|                |               | Septic Details    | .  |
|                |               | CONSTRUCTION      | <b>Concrete Block</b>                        |
|                |               | EXTERIOR FINISH   | <b>Brick, Concrete Block</b>                 |
|                |               | ROOF TYPE         | <b>Asphalt, Pitch</b>                        |

Chattel Included **None**  
 Fixtures Excluded **None**

|                      |  |                     |                        |
|----------------------|--|---------------------|------------------------|
| Seating Capacity     |  | Parking # of Spaces | <b>ANNUAL</b>          |
| Retail SqFt          |  | # Stories           | Annual Water/Sewer Exp |
| Office SqFt          |  | # Elevators         | Annual Insurance Exp   |
| Indust./Warehse SqFt |  |                     | Annual Heating Exp     |
| Residential SqFt     |  |                     | Annual Hydro Exp       |
| Commercial SqFt      |  |                     | Annual Other Exp       |
| Ceiling Height       |  |                     | Annual Total Exp       |
|                      |  |                     | Gross Income           |
|                      |  |                     | Net Operating Income   |

Listing Office **Century 21 Choice Realty Inc. - OFFC: 705-942-2100** 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**