

CLIENT VIEW



List Price	\$217,000	MLS #	SM250863
Status	FOR SALE	Type	Condominium
		SubType	Residential
Address	16 Frame CRES		
City	Elliot Lake	P5A 2S5	
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	N/A
Assessment \$	78,000.00	Acreage	
Annual Taxes \$	\$1,968.19	Fronting On	West
		Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks Nestled in one of Elliot Lake's most desirable complexes, this beautifully updated condo offers modern living at its finest! Step inside and be greeted by an open concept main floor, highlighted by a stunningly remodeled kitchen featuring gleaming stainless steel appliances. New flooring flows seamlessly into the living room, where a heat pump ensures year-round comfort. Upstairs, discover a beautifully renovated main bath and an expansive master bedroom - originally two rooms, now a luxurious retreat! Enjoy ample storage with his and her closets and climate control with another heat pump. The finished basement provides additional living space with a three-piece bath, a large rec room warmed by a cozy fireplace, and a walk out to a private back patio. The fence yard offers excellent storage and the ultimate in low maintenance living- no grass to cut! This condo is a must see!

Directions

Roll # **574100004500800**
PIN **318130008**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	No	Lockbox Y/N	Yes
Local Imprv	No	Imprv Cost \$	
Survey Y/N		Survey Date	
Approx SqFt	701-1000	SPIS Y/N	
# Bdrms AG	2	# Bdrms BG	0
TTL	2		
# Full Baths	2	# Half Baths	0
TTL	2		
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per		Condo/Lot Fee \$/Mo	
98.00	100.00	271	
Rental Equip	None		
		STYLE	2-Storey
		SERVICES AVAILABLE	Bus Service, Cable, High Speed Internet, Hydro, Natural Gas, Private Garbage Disposal
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		SITE INFLUENCES	Recreational Trails
		BASEMENT 1	Full Basement
		EXTERIOR FINISH	Brick
		FEATURES INTERIOR	Air Conditioner, Built-in Dishwasher, Hot Water on Demand, Rec Room, Wet Bar
		FEATURES EXTERIOR	Fenced Yard, Patio, Storage Shed
		HEATING TYPE	Heat Pump
		HEATING SOURCE	Hot Water
		DRIVEWAY SIZE	Single
		DRIVEWAY DETAILS	Asphalt

Chattel Included SS Fridge, SS Gas Stove, SS BI Dishwasher, Washer & Dryer (Gas), Shed, All Window Coverings, TV Stand/ Storage Unit

Fixtures Excluded None

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	8.62 x 11.58		BLVL	LAUND	5.73 x 11.24	
MFLR	DINLV	18.48 x 14.79					
2LVL	BATH1	4.92 x 8.0					
2LVL	BDRM1	9.93 x 10.73					
2LVL	BDRM2	8.57 x 14.37					
2LVL	OFFIC	8.27 x 9.08	Off Master BDRM				
BLVL	RECRM	14.20 x 21.56					
BLVL	BATH2	5.56 x 6.69					

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**