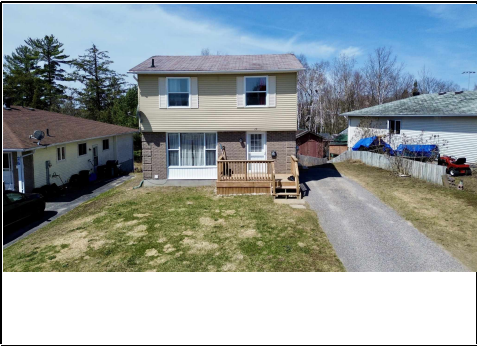


CLIENT VIEW



List Price	<b>\$199,900</b>	MLS #	<b>SM250915</b>
Status	<b>FOR SALE</b>	Type	<b>Detached</b>
		SubType	<b>Residential</b>
Address	<b>28 Bennett DR</b>		
City	<b>ELLIOT LAKE</b>	<b>P5A 2T4</b>	
District	<b>East</b>	Zoning	<b>RESIDENTIAL</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>58.76 x 132.48</b>
Assessment \$	<b>79,000.00</b>	Acreage	
Annual Taxes \$	<b>\$1,687.00</b>	Fronting On	<b>East</b>
		Land Type	<b>Deeded Land</b>
Possession	<b>immediate</b>		
Closing Date			

**Public Remarks** Discover this charming two-story detached home, a perfect family haven backing onto serene greenspace. Featuring 3 bedrooms and 2 baths, this home offers a walkout basement leading to a lovely backyard—imagine the possibilities! A new front porch was added in 2023, enhancing its curb appeal. With a bit of flooring TLC needed, this property is a fantastic investment opportunity. Call today to experience the charm firsthand!

**Directions** LOCATED OFF PEARSON DRIVE

Roll # **574100004002100**  
PIN **316310444**

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>701-1000</b>	SPIS Y/N	<b>No</b>
# Bdrms AG	<b>3</b>	# Bdrms BG	<b>0</b>
TTL	<b>3</b>		
# Full Baths	<b>1</b>	# Half Baths	<b>1</b>
TTL	<b>2</b>		
Age		Age (Building)	<b>26+</b>
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	<b>None</b>		
		STYLE	<b>2-Storey</b>
		SERVICES AVAILABLE	<b>Bus Service, Cable, Garbage PickUp, Hydro, Street Lights, Telephone</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		SITE INFLUENCES	<b>Wooded Lot</b>
		BASEMENT 1	<b>Full Basement</b>
		EXTERIOR FINISH	<b>Brick, Siding</b>
		FEATURES INTERIOR	<b>Dining Room - Separate</b>
		FEATURES EXTERIOR	<b>Deck</b>
		HEATING TYPE	<b>Baseboard</b>
		HEATING SOURCE	<b>Electric</b>
		DRIVEWAY SIZE	<b>Single</b>
		DRIVEWAY DETAILS	<b>Asphalt</b>

**Chattel Included** Fridge, Stove, Washer & Dryer, HWT, All Curtains, Deacons Bench in Entry Closet

**Fixtures Excluded** None

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	DINRM	6.8 x 7.6	laminat	BLVL	FAMRM	20 x 22.05	linoleum
MFLR	LIVRM	11.06 x 14.01	laminat	BLVL	LAUND	10.9 x 11.02	concrete
MFLR	KITCH	10.11 x 9.04	linoleum				
MFLR	BATH1	4.04 x 6	linoleum				
2LVL	BDRM1	9.06 x 9.02	CARPET				
2LVL	BDRM2	9.09 x 10.09	carpet				
2LVL	PBDRM	9.11 x 13.02	carpet				
2LVL	BATH2	8 x 5.09	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**

**BROKERAGE STAFF**

E-mail: **admin@oakrealty.ca**

Company Name: **Oak Realty Ltd. - OFFC: 705-848-9000**