

CLIENT VIEW



List Price	\$279,900	MLS #	SM242293
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	156 Taylor BLVD		
City	Elliot Lake		P5A 3K7
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	39.4 x 121.4
Assessment \$	94,000.00	Acreage	
Annual Taxes \$	\$2,180.68	Fronting On	South
		Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks Do not hesitate to view this well kept 2 bedroom bungalow showcasing a low maintenance front yard and a nice private backyard looking onto greenspace. This sharp looking property offers loads of improvements and showcases lovely wainscoting, crown moulding, a bright and inviting living/dining space and a beautiful kitchen with a fridge, new gas air fry stove (2022), new range hood and a built-in dishwasher. Finished basement offers a spacious rec-room with a gas fireplace, a lovely 2 piece bath and a large storage room. Enjoy those warm summer days relaxing in the 3 season sunroom, or on the back deck. This property also offers a new gas forced air furnace, central air and new shingles (2022). To view this beautiful home call today!

Directions

Roll # **574100006005000000**
PIN **316220561**

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	701-1000	SPIS Y/N	
# Bdrms AG	2	# Bdrms BG	0
TTL	2		
# Full Baths	1	# Half Baths	1
TTL	2		
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	GFA Furnace (\$112.99/mth), HWT (\$40/mth)		
		STYLE	Bungalow
		SERVICES AVAILABLE	Bus Service, Garbage PickUp, High Speed Internet, Hydro, Natural Gas
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		SITE INFLUENCES	Wooded Lot
		BASEMENT 1	Full Basement
		EXTERIOR FINISH	Siding
		FEATURES INTERIOR	Built-in Dishwasher, Central Air, Dining Room - Separate, Rec Room, Storage Room, Sunroom
		FEATURES EXTERIOR	Deck, Storage Shed
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		DRIVEWAY SIZE	Single
		DRIVEWAY DETAILS	Asphalt

Chattel Included **Fridge, Stove, B/I Dishwasher, Washer & Dryer, All Window Coverings, Shed, Microwave Stand, Moveable Kitchen Island, 2**

Fixtures Excluded **-4 Book Shelves in Master Bedroom**

LEVEL	ROOM	SIZE	FLOOR
MFLR	KITCH	13.54 x 7.59	Laminate
MFLR	DINRM	11.32 x 9.70	Laminate
MFLR	LIVRM	11.32 x 14.15	Laminate
MFLR	BATH1	7.47 x 6.08	Vinyl, 4-PC
MFLR	PBDRM	16.34 x 9.53	Laminate
MFLR	BDRM2	11.40 x 9.40	Laminate
BLVL	RECRM	16.66 x 17.74	Laminate
BLVL	STRG	15.75 x 8.69	Laminate

LEVEL	ROOM	SIZE	FLOORING
BLVL	BATH2	3.0 x 8.13	Vinyl
BLVL	LAUND	14.34 x 8.81	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**
E-mail: **admin@oakrealty.ca**
Company Name: **Oak Realty Ltd. - OFFC: 705-848-9000**

BROKERAGE STAFF