

CLIENT VIEW



List Price	<b>\$195,000</b>	MLS #	<b>SM250923</b>
Status	<b>FOR SALE</b>	Type	<b>Semi-Detached</b>
		SubType	<b>Residential</b>
Address	<b>31 Frobel DR</b>		
City	<b>Elliot Lake</b>		<b>P5A 3A4</b>
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>40.68 x 116.68</b>
Assessment \$	<b>66,000.00</b>	Acreage	
Annual Taxes \$	<b>\$1,665.39</b>	Fronting On	<b>North</b>
		Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

**Public Remarks** Charming semi-detached bungalow located in a great neighbourhood. Cute curb appeal and more. 3 bedroom/ 2 bath home. Gas forced air heating, central air and Gas Fireplace in Livingroom adds extra charm and ambience. Lower level features recreation space/ laundry/ workshop/ den and 2-pc bathroom. Quaint front porch perfect for morning coffee enjoying the beauty of Elliot Lake. A lovely senior friendly home/ starter home or investment potential for rental. Call to view today.

**Directions**

Roll # **574100005104701**  
PIN **316220031**

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>1001-1200</b>	SPIS Y/N	
# 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>Hot Water Tank</b>		
		STYLE	<b>Bungalow</b>
		SERVICES AVAILABLE	<b>Bus Service, Garbage PickUp, Hydro, Natural Gas, Street Lights</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		SITE INFLUENCES	<b>Parks, Recreational Trails</b>
		BASEMENT 1	<b>Full Basement</b>
		EXTERIOR FINISH	<b>Brick, Siding</b>
		FEATURES INTERIOR	<b>Built-in Dishwasher, Central Air, Dining Room - Separate, Rec Room</b>
		FEATURES EXTERIOR	<b>Deck, Fenced Yard, Storage Shed</b>
		HEATING TYPE	<b>Fireplace</b>
		HEATING SOURCE	<b>Natural Gas</b>
		DRIVEWAY SIZE	<b>Single</b>
		DRIVEWAY DETAILS	<b>Asphalt</b>

Chattel Included **Fridge, Stove, Washer & Dryer, Window Blinds**

Fixtures Excluded **None**

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	10 x 18.08	Vinyl	BLVL	DEN	8.06 x 7.10	
MFLR	DINLV	17.05 x 11.0	Laminate	BLVL	WRKSP	12.01 x 9.06	
MFLR	PBDRM	14.08 x 8.07	Laminate				
MFLR	BDRM2	7.10 x 10.0					
MFLR	BDRM3	14.07 x 7.11					
MFLR	BATH1	---	4-PC				
BLVL	LAUND	26.04 x 18.60	Concrete				
BLVL	BATH2	7.11 x 9.03					

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**