

CLIENT VIEW



List Price	<b>\$189,900</b>	MLS #	<b>SM221139</b>
Status	<b>FOR SALE</b>	Type	<b>Semi-Detached</b>
		SubType	<b>Residential</b>
Address	<b>95 Colwill DR</b>		
City	<b>Elliot Lake</b>	<b>P5A 2Z9</b>	
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>27.9 X 147.6</b>
Assessment \$	<b>61,000.00</b>	Acreage	
Annual Taxes \$	<b>\$1,308.00</b>	Fronting On	<b>South</b>
		Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

Public Remarks **Finished family home, great for senior living! This semi-detached home features 2 bedrooms and 1 bathroom, Gas fireplace, Spacious living room and kitchen. Roof (2021), Patio Door (2021), Light Fixtures (2022), New Baseboard heaters (2022), Kitchen floor redone (2022), Bathroom floor redone (2022). Outdoor space great for entertaining friends and family year round. Call today to view this affordable home!**

Directions

Roll # **574100005504900**  
PIN **314040074**

Waterfront Y/N	<b>No</b>	Waterfront Name	
Sign Y/N	<b>Yes</b>	Lockbox Y/N	<b>No</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>2</b>	# Bdrms BG	<b>TTL 2</b>
# Full Baths	<b>1</b>	# Half Baths	<b>TTL 1</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>Bi-Level</b>
		SERVICES AVAILABLE	<b>Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		BASEMENT 1	<b>None</b>
		FOUNDATION	<b>Poured Concrete</b>
		EXTERIOR FINISH	<b>Brick</b>
		FEATURES INTERIOR	<b>Main Floor Family Room</b>
		FEATURES EXTERIOR	<b>Deck, Fenced Yard, Storage Shed</b>
		HEATING TYPE	<b>Baseboard, Fireplace</b>
		HEATING SOURCE	<b>Electric, Natural Gas</b>
		DRIVEWAY SIZE	<b>Single</b>
		DRIVEWAY DETAILS	<b>Asphalt</b>

Chattel Included **Fridge, Stove, Washer, Dryer, 2 Storage sheds, Above toilet storage, Wood planter box (front yard)**

Fixtures Excluded

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	18.5 X 10.3	LAMINATE				
MFLR	LIVRM	9.2 X 27.9	LAMINATE				
2LVL	LAUND	9.11 X 7.9	CONCRETE				
2LVL	BATH1	5.7 X 8.9	TILE				
2LVL	BDRM1	13.3 X 9	LAMINATE				
2LVL	PBDRM	13.3 X 10	LAMINATE				

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**