

CLIENT VIEW



List Price	\$269,900	MLS #	SM240738
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	105 Hutchison AVE		
City	Elliot Lake		P5A 1W9
District	East	Zoning	RESIDENTIAL
Sub District	Elliot Lake	Lot Size	49.90 x 112.06
Assessment \$	80,000.00	Acreage	
Annual Taxes \$	\$1,855.90	Fronting On	North
		Land Type	Deeded Land
Possession	TBA		
Closing Date			

Public Remarks Great Opportunity to purchase a property with a lot of Pluses! This Home boasts a large garage, a good size shed, Two Car Interlocking Driveway, Updated Roof, 2017, Newer Siding 2018, Side deck rebuilt 2018, newer Front door 2018, Newer windows on 2nd floor, Kitchen, Bathroom, most Basement windows replace 2019, Kitchen facelift 2012, Metal Roof installed 2023, Retaining wall in the backyard rebuilt 2017, This property has been in the same family for Many years, all the big ticket items have been well maintain or replaced over time, the property was a well loved home but now needs to be cosmetically updated. This Property come with a large detached garage with a loft, also a large shed providing a space for those winter toys, this is a great property come & check it out!!

Directions Hillside Drive North, Right on Hutchison Ave

Roll # **Plan M153 Lot 173 PCL 3739 AES**
PIN **316260122**

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	1001-1200	SPIS Y/N	
# Bdrms AG	3	# Bdrms BG	0
TTL	3		
# Full Baths	1	# Half Baths	0
TTL	1		
Age	1957	Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	None		
		STYLE	2-Storey
		SERVICES AVAILABLE	Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		BASEMENT 1	Full Basement
		EXTERIOR FINISH	Siding
		FEATURES INTERIOR	Hardwood Floors
		FEATURES EXTERIOR	Patio, Storage Shed
		HEATING TYPE	Baseboard
		HEATING SOURCE	Electric
		GARAGE TYPE/SIZE	2 Car
		DRIVEWAY SIZE	Double
		DRIVEWAY DETAILS	Interlocking Brick

Chattel Included **Washer, Dryer, Fridge, Stove**

Fixtures Excluded **None**

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	10.2 x 9.3	Vinyl				
MFLR	DINRM	9.5 x 9.9	Hardwood				
MFLR	LIVRM	15.4 x 11	Hardwood				
MFLR	OFFIC	7.0 x 9.4	Carpet				
2LVL	PBDRM	11.2 x 9.6	Hardwood				
MFLR	BDRM2	11.2 x 9.6	Carpet				
MFLR	BDRM3	9 x 9.10	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**

BROKERAGE STAFF

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

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