



CLIENT VIEW



List Price	\$249,900	MLS #	SM251581
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	118 Axmith AVE		
City	Elliot Lake		
	P5A 1B8		
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	65 x 109.94
Assessment \$	108,000.00	Acreage	
Annual Taxes \$	\$2,725.19	Fronting On	North
	2024	Land Type	Deeded Land
	/		
Possession			
Closing Date			

Public Remarks This charming 4 bedroom bungalow offers the perfect blend of comfortable living and income potential. The main level welcomes you with three bright bedrooms, a sundrenched living room perfect for cozy evenings, and an inviting eat-in kitchen where culinary adventures await. Maximize your investment with a fully functional in-law suite in the basement, boasting a separate entrance, open kitchen/dining area, a large living room and a bedroom with an attached bathroom- a fantastic opportunity for rental income or multigenerational living. Step outside to your spacious private back deck and breathe in the fresh air as you soak in the beauty of the natural surroundings. Recent upgrades provide peace of mind including newer windows, new siding and insulation (2015), shingles (2017), front deck (2018) and a new sewer line from the house to the street (May 2025). The gas forced air furnace and central air ensures year-round comfort and the 1.5 car garage adds further value! Don't miss this rare opportunity to own a truly special property that offers both a serene lifestyle and smart investment potential. Schedule your private viewing today!

Roll # **574100001406600**

PIN **316310772**

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	3	# Bdrms BG	1
		TTL	4
# Full Baths	2	# Half Baths	0
		TTL	2
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per		Condo/Lot Fee \$/Mo	
Rental Equip	HWT		
		STYLE	Bungalow
		SERVICES AVAILABLE	Bus Service, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		SITE INFLUENCES	Recreational Trails, Wooded Lot
		BASEMENT 1	Full Basement
		EXTERIOR FINISH	Vinyl
		FEATURES INTERIOR	Basement Kitchen, Central Air
		FEATURES EXTERIOR	Deck, Storage Shed
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		GARAGE TYPE/SIZE	1.5 Car
		DRIVEWAY SIZE	Single
		DRIVEWAY DETAILS	Asphalt

Chattel Included **Fridge, Stove, Washer & Dryer, All Fan & Light Fixtures, All Window Coverings, Air Conditioner, Basement Stove & Portable**

Fixtures Excluded **None**

LEVEL	ROOM	SIZE	FLOOR
MFLR	LIVRM	17.16 x 18.05	
MFLR	DINRM	7.03 x 5.95	
MFLR	KITCH	9.11 x 8.0	
MFLR	BATH1	8 x 6.32	
MFLR	BDRM1	11.55 x 14.73	
MFLR	BDRM2	11.25 x 9.13	
MFLR	BDRM3	7.80 x 11.54	
BLVL	KITCH	12.20 x 12.60	Kitchen/Dining

LEVEL	ROOM	SIZE	FLOORING
BLVL	FAMRM	12.64 x 17.88	
BLVL	BDRM4	12.37 x 11.39	
BLVL	BATH2	6.56 x 7.35	
BLVL	LAUND	6.92 x 8.87	
BLVL	UTLRM	5.66 x 8.24	

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**