



List Price	<b>\$269,000</b>	MLS #	<b>SM241225</b>
Status	<b>FOR SALE</b>	Type	<b>Detached</b>
S.B. Comm	<b>2.5%</b>	SubType	<b>Residential</b>
Address	<b>3 Hirshhorn Ave</b>		
City	<b>Elliot Lake</b>	P5A 1P1	
Legal Desc	<b>PCL 3736 AES; LT 168 PLM153 GUNTERMAN; S/T</b>		
District	<b>East</b>	Zoning	<b>RESIDENTIAL</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>50.25 x 102.44</b>
Assessment \$	<b>88,000.00</b>	Acreage	
Annual Taxes \$	<b>\$2,041.49</b>	Fronting On	<b>West</b>
Tax Year	<b>2023</b>		
List Date	<b>5/27/2024</b>	Possession	
Closing Date		Land Type	<b>Deeded Land</b>

**Public Remarks** **Awesome Property! This Home Comes With Tons Of Charm! You Can Feel The Love That Comes With This Home The Minute You Step On the Covered Porch You Will Feel At Home! This Super Property is extremely Well Looked After, If You Love Old World Charm, Put This One On Your List! This Property Is Super Care For, Boast A Nice Lot, With A insulated Garage! Double Driveway, This Home Boast A Eat-in Kitchen, Charm filled Living Room, Separate Dining Area can be converted into a Main Floor Bedroom, Fully Finished Lower Level, Featuring A cozy Rec Room, Laundry Room, This Is A Must See Property! Call For Your Viewing Today!**

**Directions**

Waterfront	<b>No</b>	Waterfront Name	
Sign Y/N	<b>Yes</b>	Lockbox Y/N	<b>Yes</b>
Local Imprv	<b>No</b>	Improv Cost \$	
Survey Y/N			
Age	<b>1957</b>	Age (Building)	<b>26+</b>
SqFt	<b>1001-1200</b>	Occup.	SPIS Y/N
# Bdrms AG	<b>2</b>	# Bdrms BG	<b>0</b>
		TT	<b>2</b>
# Full Baths	<b>1</b>	# Half Baths	<b>1</b>
		TT	<b>2</b>
Hydro Costs \$ /		Heat Cost \$ / per	Condo Fee
Rental	<b>HWT \$15/mth</b>		
STYLE <b>2-Storey</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>Full Basement</b>		BASEMENT FINISH <b>Fully Finished</b>	
EXTERIOR FINISH <b>Siding</b>		FEATURES INTERIOR <b>Rec Room</b>	
		FEATURES EXTERIOR <b>Deck, Fenced Yard</b>	
		HEATING TYPE <b>Forced Air</b>	
		HEATING SOURCE <b>Natural Gas</b>	
		GARAGE TYPE/SIZE <b>1 Car</b>	
		DRIVEWAY SIZE <b>Double</b>	
		DRIVEWAY DETAILS <b>Asphalt</b>	
		Condo Locker #	
		Condo Parking Spaces #	
		Parking Space Ownership	

Chattel Included **Fridge, Stove, Microwave, Washer, Dryer**  
 Fixtures Excluded **None**  
 Realtor Remarks **Lockbox 2805**

Level	Room	Size	Flooring	Level	Room	Size	Flooring
MFLR	LIVRM	16.1 x 11.7	Laminate				
MFLR	DINRM	11.1 x 9	Laminate				
MFLR	KITCH	13.11 x 8.8	Vinyl				
2LVL	PBDRM	15.11 x 12.4	Hardwood				
MFLR	BDRM2	12.6 x 12.9	Hardwood				
BLVL	RECRM	23.10 x 10.5	Pine				
BLVL	OTH	11.2 X 8	Laminate				
BLVL	UTLRM	8.9 x 9.4	Concerte				

Seller Name 1 **Janet Louise Anderson** Seller Name 3  
 Seller Name 2 **Ernest Russell Anderson** Seller Name 4

List Office **Oak Realty Ltd. - OFFC: 705-848-9000** List Agent **Val Ralph - cell: 705-261-1705** Sales  
<http://www.oakrealty.ca/> **val@oakrealty.ca**  
**www.oakrealty.ca**  
 Selling Office Selling Agent

Conditions  
 Sold Price Firm Date Escape Clause