

CLIENT VIEW



List Price	\$159,900	MLS #	SM251037
Status	FOR SALE	Type	Semi-Detached
		SubType	Residential
Address	136 Hergott AVE		
City	Elliot Lake		P5A 3B3
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	31.16 x 104.99
Assessment \$	54,000.00	Acreage	
Annual Taxes \$	\$1,362.59	Fronting On	North
		Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks Stop renting and buy!!! This fantastic semi detached home is a great "starter" home or "investment property." 3 bedrooms / 2 bathrooms. Kitchen/dinette space also feature a patio walk out to back yard. Quite private. Yard could use some TLC. Recreation room with small workshop could be opened back up to create a bigger Recreation space. Laundry / bathroom / sauna room all combined for added convenience. Seller representative has not resided in home and property is being sold "As is". Offers to be registered by 1:00 pm May 12, 2025 and will be presented 6:00 pm May 12, 2025.

Directions

Roll # **574100005404000**
PIN **316210385**

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	No
# Bdrms AG	3	# Bdrms BG	0
TTL	3		
# Full Baths	1	# Half Baths	1
TTL	2		
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	HWT (if rental)		
		STYLE	2-Storey
		SERVICES AVAILABLE	Bus Service, Garbage PickUp, Hydro, Natural Gas, Street Lights
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		SITE INFLUENCES	Recreational Trails, Scenic View
		BASEMENT 1	Full Basement
		FOUNDATION	Poured Concrete
		EXTERIOR FINISH	Brick, Siding
		FEATURES EXTERIOR	Deck
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		DRIVEWAY SIZE	Single
		DRIVEWAY DETAILS	Asphalt

Chattel Included	Fridge, Stove, Washer, Dryer (ALL AS IS), HWT (owned), Any Window blinds of Coverings
Fixtures Excluded	None

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	19.03 X 9.01	Laminate	BLVL	FAMRM	18.07 x 10.03	Carpet/Concrete
MFLR	LIVRM	11.01 x 19.04	Laminate				
MFLR	BATH1	4 x 5.01	2-PC				
2LVL	PBDRM	13.11 x 9.05	Laminate				
2LVL	BDRM2	12.01 x 10.06	Laminate				
2LVL	BDRM3	12.05 x 8.06	Laminate				
2LVL	BATH2	12.07 x 4.11	Vinyl, 4-PC				
BLVL	LAUND	14.04 x 8.03					

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		