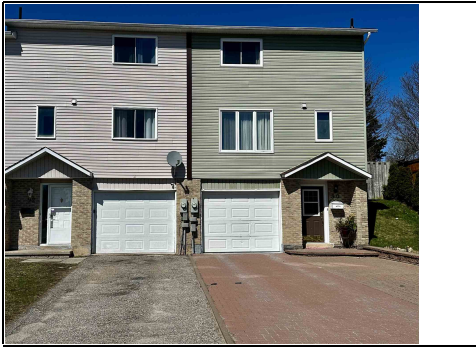


CLIENT VIEW



List Price	\$229,900	MLS #	SM240904
Status	FOR SALE	Type	Townhouse
		SubType	Residential
Address	92 Farquhar PL		
City	Elliot Lake	P5A 3H9	
District	East	Zoning	RESIDENTIAL
Sub District	Elliot Lake	Lot Size	20 X 115.08
Assessment \$	57,000.00	Acreage	
Annual Taxes \$	\$1,322.00	Fronting On	West
		Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks **RENT NO LONGER!! This charming well maintained townhouse has it all. Lovely curb appeal/ Attached single garage/ driveway front and additional driveway at back (off right of way) Spacious and bright main level kitchen/dining and living room Sunroom addition off back is an added bonus space wonderful for 3 season enjoyment. 3 bedrooms/ 4 pc bath (ensuite privilege). Garage enters into the home for added convenience/ Laundry/ storage. Electric Forced air heating. Pride of ownership surrounds this home in this lovely neighbourhood. Call to view today. Fabulous home or investment property.**

Directions **LOCATED OFF TAYLOR BLVD**

Roll # **574100005706004**
PIN **316220191**

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	1201-1400	SPIS Y/N	No
# Bdrms AG	3	# Bdrms BG	0
TTL	3		
# Full Baths	1	# Half Baths	1
TTL	3		
Age	1983	Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	Hot water tank (electric) \$60 every 3		
	STYLE	Townhouse	FEATURES INTERIOR
	SERVICES AVAILABLE	Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone	Dining Room - Separate, Main Floor Family Room, Storage Room, Sunroom
	WATER/WELL	Municipal Water	HEATING TYPE
	SEWER/SEPTIC	Sewer	Forced Air
	SITE INFLUENCES	Parks, Recreational Trails, Scenic View	HEATING SOURCE
	RESTRICTIONS	Right of Way	Electric
	BASEMENT	1 Full Basement	GARAGE TYPE/SIZE
	FOUNDATION	Poured Concrete	1 Car, Attached
	EXTERIOR FINISH	Brick, Siding	DRIVEWAY SIZE
			Other
			DRIVEWAY DETAILS
			Asphalt, Gravel

Chattel Included **Fridge, Stove, Washer and Dryer, Any Fitted Window Coverings**

Fixtures Excluded **None**

LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	11.4 x 9.0	laminat
MFLR	DINRM	10.01 x 11.4	laminat
MFLR	LIVRM	19.2 x 10.3	laminat
MFLR	BATH1	4.0 x 6.0	
MFLR	SUNRM	11.3 x 7.7	laminat
2LVL	PBDRM	15.9 x 10.5	carpet
2LVL	BDRM2	10.3 x 9.3	carpet
2LVL	BDRM3	13.7 x 9.5	carpet
LEVEL	ROOM	SIZE	FLOORING
2LVL	BATH2	8.0 x 5.0	laminat
BLVL	LAUND	19.4 x 8.7	concrete

List Office **Oak Realty Ltd. - OFFC: 705-848-9000**

Selling Office

Sold Price

Firm Date

Compliments of: **Megan Admin_Woods - OFFC: 705-848-9000**
E-mail: **admin@oakrealty.ca**
Company Name: **Oak Realty Ltd. - OFFC: 705-848-9000**

BROKERAGE STAFF