

CLIENT VIEW



List Price	\$194,900	MLS #	SM132989
Status	FOR SALE	Type	Semi-Detached
		SubType	Residential
Address	217B OTTAWA AVE		
City	ELLIOT LAKE		P5A 2N2
District	East	Zoning	RESIDENTIAL
Sub District	Elliot Lake	Lot Size	33.1 X 149.4
Assessment \$	79,000.00	Acreage	
Annual Taxes \$	\$1,656.89	Fronting On	West
		Land Type	Deeded Land
Possession	TBA		
Closing Date			

Public Remarks **Attractive 2 Stry Semi Detached Property Featuring Three Bedrooms, Two Bathrooms Good Size Living and Dining Area, With Walkout To A Large Patio Area, Great Space To Enjoy The Good Weather! Basement Has Been Finished With A Recreation Room and Laundry and Utility Space, This Home Is Heated With a Gas Hot Water Radiant System, Featuring Hot Water On Demand, This Is A Very Cost Efficient Way To Heat Your Home, Extra Large Backyard With Garden Shed! This Property Is Conveniently Located! Lots Of ATV Trails, Spine Beach Is Close By, Hillside Plaza is Just Steps Away!**

Directions

Roll # **574100002400201**
PIN **316250034**

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	TTL 3
# Full Baths	1	# Half Baths	TTL 2
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip			
		STYLE 2-Storey	FEATURES EXTERIOR Deck, Fenced Yard, Storage Shed
		SERVICES AVAILABLE Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone	HEATING TYPE Radiant, Boiler
		WATER/WELL Municipal Water	HEATING SOURCE Hot Water
		SEWER/SEPTIC Sewer	DRIVEWAY SIZE Single
		SITE INFLUENCES Recreational Trails	DRIVEWAY DETAILS Asphalt
		BASEMENT 1 Full Basement	
		FOUNDATION Poured Concrete	
		EXTERIOR FINISH Siding, Vinyl	

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

Fixtures Excluded

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	10.10 X 9.6					
MFLR	LIVRM	14.6 X 11.1	LAMINATE				
MFLR	DINRM	10.11X 7.6	LAMINATE				
2LVL	BDRM1	15.3 X 9.10	LAMINATE				
2LVL	BDRM2	10.5 X 12.4	LAMINATE				
2LVL	BDRM3	9.9 X 8.11	LAMINATE				
BLVL	RECRM	22.9 X 19.11	LAMINATE				
BLVL	LAUND	7.3 X 8.6					

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

Selling Office

Sold Price

Firm Date

Compliments of: **MEGAN WOODS - OFFC: 705-848-9000**

BROKERAGE STAFF

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

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