

CLIENT VIEW



List Price	\$225,000	MLS #	SM242436
Status	FOR SALE	Type	Semi-Detached
		SubType	Residential
Address	179 Taylor BLVD		
City	Elliot Lake	P5A 3L1	
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	29.49 x IRR
Assessment \$	72,000.00	Acreage	
Annual Taxes \$	\$1,816.79	Fronting On	West
		Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks Welcome home! This stunning semi-detached bungalow is perfectly situated, backing onto serene greenspace, offering a peaceful retreat right in your backyard. Step inside to discover a beautifully remodelled kitchen featuring a gas stove and sleek stainless steel appliances, perfect for culinary enthusiasts. The spacious open living and dining area is ideal for entertaining or relaxing with loved ones. This charming home boasts two cozy bedrooms and a tastefully updated bathroom complete with a luxurious walk-in shower. The main floor also features new luxury vinyl plank flooring and has been freshly repainted, providing a modern and fresh ambience. The expansive basement presents endless possibilities – creating your own personal retreat or additional living space! Enjoy a smoke free, pet free, and carpet free environment for a healthier living space. Recent upgrades include a new gas forced air furnace (2023) and new shingles (2022) for peace of mind. Enjoy your outdoor oasis and fence yard, featuring raised garden beds, perfect for your gardening aspirations. Don't miss out on this beautiful property – schedule your viewing today!

Roll # **574100006004300**
PIN **316220552**

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	2	# Bdrms BG	0
TTL	2		
# Full Baths	1	# Half Baths	0
TTL	1		
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	None		
		STYLE	Bungalow
		SERVICES AVAILABLE	Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		SITE INFLUENCES	Recreational Trails, Scenic View, Wooded Lot
		BASEMENT 1	Full Basement
		EXTERIOR FINISH	Siding, Vinyl
		FEATURES INTERIOR	Built-in Dishwasher, Dining Room - Separate, Main Floor Laundry
		FEATURES EXTERIOR	Fenced Yard
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		DRIVEWAY SIZE	Single
		DRIVEWAY DETAILS	Asphalt

Chattel Included	Fridge, Stove, B/I Dishwasher, Washer/ Dryer, HWT, Shelving over Toilet, All Window Coverings
Fixtures Excluded	None

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	7.66 x 9.31					
MFLR	DINNK	8.40 x 7.94					
MFLR	DINRM	6.20 x 10.80					
MFLR	LIVRM	13.42 x 11.27					
MFLR	BDRM1	9.73 x 16.07					
MFLR	BDRM2	11.52 x 9.0					
MFLR	BATH1	5.65 x 7.22					
BLVL	UTLRM	44.32 x 18.46	Unfinished Basement				

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	