

CLIENT VIEW



List Price	<b>\$199,999</b>	MLS #	<b>SM242723</b>
Status	<b>FOR SALE</b>	Type	<b>Detached</b>
		SubType	<b>Residential</b>
Address	<b>5 Benner PL</b>		
City	<b>Elliot Lake</b>	<b>P5A 1T5</b>	
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>85 x 107.07</b>
Assessment \$	<b>79,000.00</b>	Acreage	
Annual Taxes \$	<b>\$1,993.41</b>	Fronting On	<b>East</b>
		Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

**Public Remarks** Welcome to your charming detached bungalow nestled on a peaceful crescent. This delightful residence features original hardwood floors that exude character and three cozy bedrooms, perfect for relaxing and unwinding. Venture to the basement where you'll find a generous family room complete with a gas fireplace surrounded by classic brick, making it an ideal space for gatherings or leisure time. With ample storage options, you'll have plenty of room to keep your belongings organized. Enjoy the comfort of a gas boiler heating system, rest easy knowing the shingles or recently updated, along with blown in insulation added to the attic in 2023 for enhanced energy efficiency. Enjoy outdoor living with both front and back decks, perfect for entertaining or enjoying a quiet morning coffee. This lovely bungalow is vacant and ready for quick possession, so you can move in and start making memories right away!

**Directions**

Roll # **574100003707600**  
 PIN **316260302**

Waterfront Y/N	<b>No</b>	Waterfront Name	
Sign Y/N	<b>Yes</b>	Lockbox Y/N	<b>Yes</b>
Local Imprv	<b>No</b>	Imprv Cost \$	
Survey Y/N		Survey Date	
Approx SqFt	<b>701-1000</b>	SPIS Y/N	
# Bdrms AG	<b>3</b>	# Bdrms BG	<b>0</b>
TTL	<b>3</b>		
# Full Baths	<b>1</b>	# Half Baths	<b>0</b>
TTL	<b>1</b>		
Age		Age (Building)	<b>26+</b>
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	<b>None</b>		
		STYLE <b>Bungalow</b>	FEATURES INTERIOR <b>Built-in Dishwasher, Dining Room - Separate, Hardwood Floors, Rec Room</b>
		SERVICES AVAILABLE <b>Garbage Pickup, High Speed Internet, Hydro, Natural Gas, Street Lights</b>	FEATURES EXTERIOR <b>Deck</b>
		WATER/WELL <b>Municipal Water</b>	HEATING TYPE <b>Boiler</b>
		SEWER/SEPTIC <b>Sewer</b>	HEATING SOURCE <b>Natural Gas</b>
		BASEMENT 1 <b>Full Basement</b>	DRIVEWAY SIZE <b>Single</b>
		EXTERIOR FINISH <b>Siding</b>	DRIVEWAY DETAILS <b>Asphalt</b>

**Chattel Included** Fridge, Stove, BI Dishwasher, Washer & Dryer, White Hutch in Kitchen, Gazebo (no cover), All Window Coverings

**Fixtures Excluded** None

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	LIVRM	14.12 x 11.25		BLVL	OFFIC	6.23 x 9.92	
MFLR	DINRM	8.54 x 10.48		BLVL	LAUND	12.23 x 11.13	
MFLR	KITCH	10.10 x 8.10		BLVL	STRG	11.13 x 9.84	
MFLR	BATH1	8.12 x 4.83					
MFLR	BDRM1	8.14 x 10.82					
MFLR	BDRM2	10.87 x 11.23					
MFLR	BDRM3	9.23 x 8.85					
BLVL	RECRM	21.93 x 15.82					

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**

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