

PROPERTY PRINT / CLIENT VIEW



List Price	<b>\$315,000</b>	MLS #	<b>SM242488</b>
Status	<b>FOR SALE</b>	Type	<b>Detached</b>
		SubType	<b>Residential</b>
Address	<b>10 Gillanders RD</b>		
City	<b>Elliot Lake</b>		<b>P5A 1W3</b>
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>154.08 x 98</b>
Assessment \$	<b>122,000.00</b>	Acreage	
PIN	<b>316270187</b>	Roll #	<b>57410000604400</b>
Annual Taxes \$	<b>\$2,830.24</b>	Fronting On	<b>East</b>
	<b>/ 2023</b>	Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

**Public Remarks** Welcome home! This beautiful property is located in a desired neighborhood on an oversized pie shaped lot and features a nice private backyard with lovely gardens. The stunning kitchen showcases cherry wood cupboards with slow close drawers, a unique stainless steel backsplash and stainless steel appliances. Cozy up in the bright and inviting family room or relax and unwind in the oversized master bedroom with his & her closets. Finished basement showcases a nice open family room with a built-in desk and a gas fireplace. Guest room and a second bath are an added bonus! This home also offers gas forced air heating, central air (new 2023) and newer shingles (2019). This home is an absolute gem! Don't miss out and call today!

**Directions**  
 Roll # **57410000604400**  
 PIN **316270187**

Waterfront Y/N	<b>No</b>	Waterfront Name	
Age	Age (Building) <b>26+</b>	STYLE	<b>Bungalow</b>
Sign Y/N	<b>Yes</b>	SERVICES AVAILABLE	<b>Bus Service, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights</b>
Local Imprv	<b>No</b>	WATER/WELL	<b>Municipal Water</b>
Survey Y/N	Imprv Cost \$	SEWER/SEPTIC	<b>Sewer</b>
SqFt	<b>1001-1200</b>	BASEMENT 1	<b>Full Basement</b>
# Bdrms AG	<b>2</b>	EXTERIOR FINISH	<b>Siding</b>
# Bdrms BG	<b>0</b>	FEATURES INTERIOR	<b>Built In Microwave, Built -in Dishwasher, Central Air, Dining Room - Separate, Ensuite, Rec Room</b>
# Full Baths	<b>2</b>	FEATURES EXTERIOR	<b>Deck</b>
# Half Baths	<b>0</b>	HEATING TYPE	<b>Forced Air</b>
Hydro Costs \$ / Per	Heat Cost \$ / per	HEATING SOURCE	<b>Natural Gas</b>
	Condo/Lot Fee	DRIVEWAY SIZE	<b>Double</b>
Rental	<b>HWT Gas</b>	DRIVEWAY DETAILS	<b>Asphalt</b>

**Chattel Included** SS Fridge, SS Gas Stove, SS B/I Microwave, SS B/I Dishwasher, Washer & Dryer, All Window Coverings, 2 TVs, White Cabinet at Bottom of Stairs, Portable Garage, Shed, 1 black Cabinet & 1 White Open Shelf in utility Room, White Desk & Unit to Left, Kenmore Fridge in Laundry Room

**Fixtures Excluded** None

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	DINRM	11 x 6.84		BLVL	BATH2	6 x 6	3-PC
MFLR	KITCH	12.27 x 9.43		BLVL	BONUS	10.54 x 13.92	Guest Room
MFLR	LIVRM	11 x 19		BLVL	UTLRM	9.29 x 21.40	Utility/Storage Combo
MFLR	BATH1	7.44 x 4.93		BLVL	LAUND	7.62 x 11.97	
MFLR	BDRM1	11 x 22.18					
MFLR	BDRM2	10 x 7.67					
MFLR	FOYER	7.70 x 4.21					
BLVL	RECRM	29.31 x 10.44					

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

Selling Office

Sold Price

Firm Date

Compliments of: **Diane Admin\_Perdue**

**Brokerage Staff**

E-mail: **perdue9194@gmail.com**

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

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