



CLIENT VIEW



List Price	\$449,900	MLS #	SM251610
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	2 MacFarlane RD		
City	Elliot Lake		
	P5A 1L1		
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	57.5 x IRR
Assessment \$	99,000.00	Acreage	
Annual Taxes \$	\$1,993.43	Fronting On	East
	2025	Land Type	Deeded Land
	/		
Possession			
Closing Date			

Public Remarks **Beautifully updated detached bungalow on a desirable corner lot in Elliot Lake, offering a modern, turnkey space perfect for families, professionals, or those looking to downsize. This 4-bedroom, 2-bathroom home features a stylish modern kitchen, tasteful finishes, wood trim, and neutral paint tones throughout. Enjoy outdoor living with a deck ideal for entertaining and a fully fenced yard. The large finished rec room provides excellent additional living space. Major updates include new siding, roof, and windows (blue skinned in 2022), and a new garage built in 2024. A must-see blend of comfort, style, and functionality in a sought-after location.**

Directions

Roll # **574100001016700**
PIN **316240322**

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	1
		TTL	4
# Full Baths	1	# Half Baths	1
		TTL	2
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per		Condo/Lot Fee \$/Mo	
231.33	83.32		
Rental Equip	N/A		
		STYLE	Bungalow
		SERVICES AVAILABLE	Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		SITE INFLUENCES	Corner Lot, Parks
		BASEMENT 1	Full Basement
		EXTERIOR FINISH	Siding
		FEATURES INTERIOR	Air Conditioner, Built-in Dishwasher, Central Air, Dining Room - Separate, Main Floor Family Room, Rec Room
		FEATURES EXTERIOR	Deck, Fenced Yard, Storage Shed
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		GARAGE TYPE/SIZE	1 Car
		DRIVEWAY SIZE	Double
		DRIVEWAY DETAILS	Gravel

Chattel Included **Ss Fridge, Stove, B/I Dishwasher, Washer & Dryer, HWT**

Fixtures Excluded **Two Sconces in Living Room**

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	FOYER	5.6 x 4.11		BLVL	LAUND	25.4 x 23.6	
MFLR	LIVRM	19.9 x 13.8		BLVL	RECRM	25.4 x 18.7	
MFLR	DINRM	9.9 x 9.10		BLVL	BATH2	6.9 x 7.3	
MFLR	KITCH	10.0 x 9.5		BLVL	BDRM4	11.2 x 13.5	
MFLR	BDRM1	9.11 x 10.4		BLVL	STRG	6.1 x 4.7	
MFLR	BATH1	5.2 x 9.6					
MFLR	BDRM2	13.6 x 9.5					
MFLR	BDRM3	13.6 x 10.4					

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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