

CLIENT VIEW



List Price	\$449,000	MLS #	SM251612
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	38 Washington CRES		
City	Elliot Lake	P5A 2L7	
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	50 x 128.22
Assessment \$	120,000.00	Acreage	0.00
Annual Taxes \$	\$3,027.98	Fronting On	South
		Land Type	Deeded Land
2024			
Posession			
Closing Date			

Public Remarks Prepare to be captivated by this immaculate 4-level backsplit home nestled on a generous lot and offering the perfect blend of charm and modern convenience. From the moment you arrive, the beautiful oversized interlocking brick driveway beckons, leading to a detached 16 x 24' garage complete with a convenient roll-up door at the back. Step into your own private oasis with a charming backyard featuring a large shed, inviting deck, and meticulously maintained gardens. The spacious front deck, complete with an awning offers the perfect spot to relax and enjoy the serene surroundings. Inside, discover a lovely kitchen boasting new vinyl flooring and plenty of cupboard and counter space. The bright and airy living room showcases stunning hardwood floors, creating a warm and inviting atmosphere. Upstairs, find three comfortable bedrooms and an updated bathroom, ensuring modern comfort for the whole family. The lower level features a spacious family room with a cozy gas fireplace, and a convenient three-piece bath. The finished basement provides ample storage space, and room for a home gym or dedicated office. Enjoy peace of mind with significant updates including a gas furnace (2014), central air (2020) new siding

Roll # **574100002702700**
PIN **316310620**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	No	Lockbox Y/N	Yes
Local Imprv	No	Imprv Cost \$	
Survey Y/N		Survey Date	
Approx SqFt	701-1000	SPIS Y/N	
# Bdrms AG	3	# Bdrms BG	0
TTL	3		
# Full Baths	2	# Half Baths	0
TTL	2		
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	HWT Gas		
		STYLE	Back Split
		SERVICES AVAILABLE	Bus Service, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		SITE INFLUENCES	Recreational Trails
		BASEMENT 1	Full Basement
		EXTERIOR FINISH	Brick, Siding
		FEATURES INTERIOR	Central Air, Dining Room - Separate, Hardwood Floors, Rec Room
		FEATURES EXTERIOR	Patio, Storage Shed
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		GARAGE TYPE/SIZE	1.5 Car, Detached
		DRIVEWAY SIZE	Double
		DRIVEWAY DETAILS	Interlocking Brick

Chattel Included **Fridge, Stove, Washer & Dryer, All Window Coverings, Fireplace in Master, Electric Fireplace in Livingroom**

Fixtures Excluded **None**

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	FOYER	4.80 x 6.16		BLVL	RECRM	12.95 x 22	
MFLR	KITCH	16.13 x 8.27		BLVL	BATH2	7.05 x 6.45	3-PC
MFLR	LIVRM	13.37 x 12.52		SUB	OFFIC	10.55 x 17.65	
MFLR	DINRM	8.39 x 8.86		SUB	STRG	8.27 x 10	
MFLR	BATH1	9.15 x 4.90		BLVL	UTLRM	8.35 x 8.94	Sub-Basement Level
2LVL	BDRM1	10 x 13.78					
2LVL	BDRM2	9.37 x 11.64					
2LVL	BDRM3	9.38 x 9.20					

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**