



## CLIENT VIEW

List Price	<b>\$449,000</b>	MLS #	<b>SM251612</b>
Status	<b>FOR SALE</b>	Type	<b>Detached</b>
		SubType	<b>Residential</b>
Address	<b>38 Washington CRES</b>		
City	<b>Elliot Lake</b>		
	<b>P5A 2L7</b>		
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>50 x 128.22</b>
Assessment \$	<b>120,000.00</b>	Acreage	<b>0.00</b>
Annual Taxes \$	<b>\$3,027.98</b>	Fronting On	<b>South</b>
	<b>2024</b>	Land Type	<b>Deeded Land</b>
	<b>/</b>		
Possession			
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	<b>No</b>	Waterfront Name	
Sign Y/N	<b>No</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>2</b>	# Half Baths	<b>0</b>
		TTL	<b>2</b>
Age		Age (Building)	<b>26+</b>
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	<b>HWT Gas</b>		
		STYLE	<b>Back Split</b>
		SERVICES AVAILABLE	<b>Bus Service, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		SITE INFLUENCES	<b>Recreational Trails</b>
		BASEMENT 1	<b>Full Basement</b>
		EXTERIOR FINISH	<b>Brick, Siding</b>
		FEATURES INTERIOR	<b>Central Air, Dining Room - Separate, Hardwood Floors, Rec Room</b>
		FEATURES EXTERIOR	<b>Patio, Storage Shed</b>
		HEATING TYPE	<b>Forced Air</b>
		HEATING SOURCE	<b>Natural Gas</b>
		GARAGE TYPE/SIZE	<b>1.5 Car, Detached</b>
		DRIVEWAY SIZE	<b>Double</b>
		DRIVEWAY DETAILS	<b>Interlocking Brick</b>

Chattel Included **Fridge, Stove, Washer & Dryer, All Window Coverings, Fireplace in Master, Electric Fireplace in Livingroom**Fixtures Excluded **None**

LEVEL	ROOM	SIZE	FLOOR
MFLR	FOYER	4.80 x 6.16	
MFLR	KITCH	16.13 x 8.27	
MFLR	LIVRM	13.37 x 12.52	
MFLR	DINRM	8.39 x 8.86	
MFLR	BATH1	9.15 x 4.90	
2LVL	BDRM1	10 x 13.78	
2LVL	BDRM2	9.37 x 11.64	
2LVL	BDRM3	9.38 x 9.20	

LEVEL	ROOM	SIZE	FLOORING
BLVL	RECRM	12.95 x 22	
BLVL	BATH2	7.05 x 6.45	3-PC
SUB	OFFIC	10.55 x 17.65	
SUB	STRG	8.27 x 10	
BLVL	UTLRM	8.35 x 8.94	Sub-Basement Level

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**