

CLIENT VIEW



List Price	\$575,000	MLS #	SM242741
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	63 Westview CRES		
City	Elliot Lake	P5A 2B3	
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	50 x 102.35
Assessment \$	127,000.00	Acreage	
Annual Taxes \$	\$3,204.61	Fronting On	East
		Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks Welcome to your dream family home in the highly sought after neighbourhood #1, where enchanting lake views and a fabulous yard await you! Inside, discover three bedrooms and two well appointed baths, including a beautifully updated second floor bath completed in 2023 showcasing a double vanity and a luxurious walk-in shower for ultimate relaxation. The kitchen is equipped with modern stainless steel appliances, ideal for whipping up culinary delights. The finished basement offers a large family room perfect for entertaining or enjoy tranquil moments in the sitting room which provides a walkout to the expansive back deck. Step out to your private oasis – a large back deck with a gazebo and glass rails that provide breathtaking views of nature and the serene lake. Recent upgrades include new siding and some windows (2016), new sewer lines to the street (2016), shingles (2018) central air (2019) and a new furnace (2023). With the added bonus of being within walking distance to Spruce Beach and private beaches along ELLIOT LAKE, you can relish in stunning sunsets and the beauty of your surroundings. Don't miss the chance to call this picturesque home yours! Offers will be presented at 1:00 pm

Roll # **574100000203600**
PIN **316290025**

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	1201-1400	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			
\$93/MTH		\$66/MTH	
Rental Equip	HWT Gas		
		STYLE 2-Storey	
		SERVICES AVAILABLE Bus Service, Cable, High Speed Internet, Hydro, Natural Gas, Street Lights	
		WATER/WELL Municipal Water	
		SEWER/SEPTIC Sewer	
		SITE INFLUENCES Recreational Trails, Wooded Lot	
		BASEMENT 1 Full Basement	
		EXTERIOR FINISH Siding, Vinyl	
		FEATURES INTERIOR Built-in Dishwasher, Central Air, Dining Room - Separate, Hardwood Floors, Rec Room, Sunroom	
		FEATURES EXTERIOR Deck, Storage Shed	
		HEATING TYPE Forced Air	
		HEATING SOURCE Natural Gas	
		GARAGE TYPE/SIZE 1 Car	
		DRIVEWAY SIZE Double	
		DRIVEWAY DETAILS Interlocking Brick	

Chattel Included **Fridge, Stove, B/I Dishwasher, B/I Microwave, Washer & Dryer, All Window Coverings, Sectional Sofa & Tables (2) in Rec Room,**

Fixtures Excluded **3 Pax Wall Units in Bedroom 3**

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	9.20 x 10.83		BLVL	RECRM	15 x 20	
MFLR	LIVRM	16.15 x 11.36		BLVL	LAUND	10.46 x 5.46	Bath/Laundry
MFLR	DINRM	9.88 x 9.84		BLVL	STRG	8.88 x 11.36	
MFLR	SUNRM	9.49 x 12					
2LVL	BDRM1	11.34 x 12.11					
2LVL	BDRM2	11.35 x 12.29					
2LVL	BDRM3	10.94 x 9.35					
2LVL	BATH1	5 x 11.36					

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**