

CLIENT VIEW



List Price	<b>\$239,900</b>	MLS #	<b>SM242797</b>
Status	<b>FOR SALE</b>	Type	<b>Detached</b>
		SubType	<b>Residential</b>
Address	<b>61 Washington CRES</b>		
City	<b>Elliot Lake</b>		<b>P5A 2L6</b>
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>53.88 x 128.71</b>
Assessment \$	<b>105,000.00</b>	Acreage	
Annual Taxes \$	<b>\$2,439.49</b>	Fronting On	<b>North</b>
		Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

**Public Remarks** Attention all first-time home buyers or savvy investors! This turnkey bungalow featuring 3 bedrooms and 2 full baths is ideal for newcomers to the market. First, You're greeted by a split-level entrance area leading into your bright eat-in kitchen with a large bay window. The main floor also features a cozy living room space, three bedrooms, and a full bathroom. Downstairs, you have an updated bathroom, an extra storage area, a bright laundry room, a large rec room with a gas fireplace, and guest or office space. Outside, you'll find a quaint backyard and an asphalt driveway with plenty of room to park and a handy storage shed. This is a bargain you don't want to miss! Quick closing preferred.

Directions

Roll # **574100002705000**  
PIN **316310615**

Waterfront Y/N	<b>No</b>	Waterfront Name	
Sign Y/N	<b>Yes</b>	Lockbox Y/N	<b>No</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>1</b>
TTL	<b>4</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>Bungalow</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>Siding</b>
		FEATURES INTERIOR	<b>Main Floor Family Room</b>
		FEATURES EXTERIOR	<b>Patio, Storage Shed</b>
		HEATING TYPE	<b>Baseboard, Fireplace</b>
		HEATING SOURCE	<b>Electric, Natural Gas</b>
		DRIVEWAY DETAILS	<b>Asphalt</b>

Chattel Included **Fridge, Stove, Washer, Dryer, Freezer, Furniture Negotiable**

Fixtures Excluded **None**

LEVEL	ROOM	SIZE	FLOOR
MFLR	KITCH	17.10 x 14.4	Laminate
MFLR	LIVRM	17.11 x 10.10	Carpet
MFLR	BDRM1	10.10 x 9.5	Carpet
MFLR	BATH1	9.6 x 4.11	Vinyl
MFLR	BDRM2	10.8 x 13.3	Carpet
MFLR	BDRM3	10.10 x 10.11	Carpet
BLVL	RECRM	18.1 x 22.9	Vinyl
BLVL	OFFIC	13.0 x 11.9	Vinyl

LEVEL	ROOM	SIZE	FLOORING
BLVL	BATH2	7.8 x 4.10	Vinyl

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

Selling Office

Sold Price

Firm Date

Compliments of: **Megan Admin\_Woods - OFFC: 705-848-9000**  
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Company Name: **Oak Realty Ltd. - OFFC: 705-848-9000**

**BROKERAGE STAFF**