



CLIENT VIEW

List Price	\$185,000	MLS #	SM251701
Status	FOR SALE	Type	Semi-Detached
		SubType	Residential
Address		178B Ottawa AVE	
City		Elliot Lake	
		P5A 2N7	
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	44.35 x 133.21
Assessment \$	87,000.00	Acreage	
Annual Taxes \$	\$2,195.29	Fronting On	South
	2025	Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks Imagine waking up to the tranquility of nature in this spacious, 4 level home backing directly onto lush greenery! Step inside to a bright and inviting main floor, where a cheerful kitchen boasts newer countertops, seamlessly flowing into an open concept living and dining area. A newer window floods the space with natural light, highlighting the warmth of the gas fireplace- perfect for cozy evenings. Upstairs, find three comfortable bedrooms and a beautifully remodeled bathroom. The lower level offers even more living space, featuring a fabulous rec-room complete with its own gas fireplace and another beautifully renovated bathroom. Ample storage can be found in the basement, keeping your living areas clutter free. Enjoy the convenience of an attached carport, plenty of parking space, and the added piece of mind of a GENERAC generator. This is more than just a house, it's a peaceful retreat you'll be proud to call home!

Directions

Roll # **574100002507500**
PIN **316300152**

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	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		Hot Water Tank	
		STYLE	Back Split
		SERVICES AVAILABLE	Bus Service, Cable, Garbage PickUp, 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	Brick, Siding
		FEATURES INTERIOR	Dining Room - Separate
		FEATURES EXTERIOR	Storage Shed
		HEATING TYPE	Baseboard, Fireplace
		HEATING SOURCE	Natural Gas
		GARAGE TYPE/SIZE	Carport
		DRIVEWAY SIZE	Double
		DRIVEWAY DETAILS	Gravel

Chattel Included **Generac, Shed**

Fixtures Excluded **Kitchen Blinds**

LEVEL	ROOM	SIZE	FLOOR
MFLR	KITCH	8.79 x 7.60	
MFLR	DINNK	7 x 7.26	
MFLR	LIVRM	15.89 x 11.35	
MFLR	DINRM	9.46 x 9.0	
2LVL	BDRM1	9.65 x 8.52	
2LVL	BDRM2	13.12 x 9.19	
2LVL	BDRM3	13.24 x 9.79	
2LVL	BATH1	8.84 x 5.59	

LEVEL	ROOM	SIZE	FLOORING
BLVL	RECRM	18.22 x 14	
BLVL	BATH2	4.83 x 6.55	
SUB	LAUND	18.61 x 21.76	

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**