

CLIENT VIEW



List Price	\$269,900	MLS #	SM132513
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	36 Poplar RD		
City	Elliot Lake		P5A 2J3
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	58.99 x 151.33
Assessment \$	79,000.00	Acreage	
Annual Taxes \$	\$1,656.89	Fronting On	West
		Land Type	
Possession			
Closing Date			

Public Remarks This beautiful detached bungalow has been completely remodelled and is situated in one of Elliot Lake's prime neighborhoods. This 2 bedroom home features a new kitchen, bathroom, flooring, electrical, plumbing and more! Most renovations were done between 2018-2019. 2" insulation has also been added to most of the inside walls. Everything is conveniently located on one floor. This property also boasts a detached garage with an attached greenhouse, a new large shed (2020) and a larger than average lot size! Shingles have been recently replaced (2021) and the City of Elliot Lake will be replacing the sewer lines this summer. This fabulous property is within close proximity to ATV/snow machine trails and is within walking distance to the beach, arena and the downtown core! Don't miss out on this move-in ready home, call today!

Directions

Roll # **574100000103500**
PIN **316280343**

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	701-1000	SPIS Y/N	
# Bdrms AG	2	# Bdrms BG	TTL 2
# Full Baths	1	# Half Baths	TTL 1
Age	1956	Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip			
		STYLE Bungalow	FEATURES INTERIOR Main Floor Laundry
		SERVICES AVAILABLE Bus Service, Garbage PickUp, High Speed Internet, Hydro, Street Lights, Telephone	FEATURES EXTERIOR Storage Shed
		WATER/WELL Municipal Water	HEATING TYPE Boiler
		SEWER/SEPTIC Sewer	HEATING SOURCE Oil
		BASEMENT 1 None	GARAGE TYPE/SIZE 1 Car
		EXTERIOR FINISH Siding	DRIVEWAY SIZE Single
			DRIVEWAY DETAILS Gravel

Chattel Included Fridge, Stove, Stackable Washer/Dryer, Wardrobe in Smaller Bedroom, All Window Coverings, Shed, Moveable Kitchen Island,
Fixtures Excluded

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	DINRM	9.13 x 11.19					
MFLR	KITCH	9.78 x 8.05					
MFLR	LIVRM	11.21 x 17					
MFLR	UTLRM	6.87 x 7.33					
MFLR	BATH1	7.68 x 4.93					
MFLR	BDRM1	8.82 x 11.03					
MFLR	BDRM2	12.09 x 8.70					
MFLR	LAUND	7.60 x 11.0					

List Office **Oak Realty Ltd. - OFFC: 705-848-9000** Selling Office
Sold Price Firm Date
Compliments of: **MEGAN WOODS - OFFC: 705-848-9000** **BROKERAGE STAFF**
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