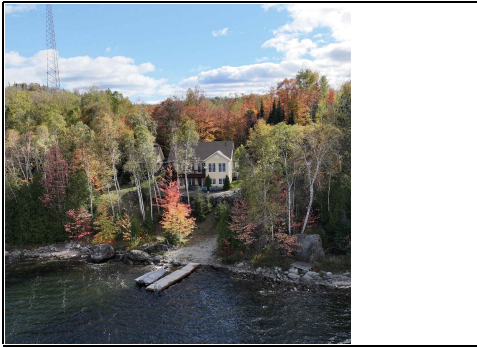


CLIENT VIEW



Virtual Tour

List Price	<b>\$809,900</b>	MLS #	<b>SM242738</b>
Status	<b>FOR SALE</b>	Type	<b>Detached</b>
		SubType	<b>Residential</b>
Address	<b>786 Stanrock RD</b>		
City	<b>Elliot Lake</b>	<b>P5A 2A5</b>	
District	<b>East</b>	Zoning	<b>residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>193.9 x IRR</b>
Assessment \$	<b>271,000.00</b>	Acreage	
Annual Taxes \$	<b>\$6,291.00</b>	Fronting On	<b>South</b>
		Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

**Public Remarks** Enjoy Year round living in this Stunning Waterfront Home. Built in 2006 this home features approx 2898 sq feet of living space. Open concept kitchen with newly installed Quartz countertops (2024) /dining and livingroom are surrounded by lakeside windows overlooking scenic views of Quirke Lake. Livingroom features a cozy space with Wood burning fireplace (WETT certified) Stonework all redone (2023). Finished family room space (30 x 17.8 approx) . No corner has been overlooked. Detached garage. Driveway holds spade for many vehicles and overflow parking available at entrance. Shingles (2024) on both hose and garage. Propane forced air heating system. Just move in an put your feet up this exceptional waterfront home is ready to be yours! Call to view today.

**Directions** highway 108 North turn Right onto Stanrock Road - approx 10 minutes down road on the left

Roll # **574100001926325**  
PIN **313960164**

Waterfront Y/N	<b>Yes</b>	Waterfront Name	<b>Quirke Lake</b>
Sign Y/N	<b>Yes</b>	Lockbox Y/N	<b>Yes</b>
Local Imprv	<b>No</b>	Imprv Cost \$	
Survey Y/N	<b>No</b>	Survey Date	
Approx SqFt	<b>2501-3000</b>	SPIS Y/N	<b>No</b>
# Bdrms AG	<b>3</b>	# Bdrms BG	<b>0</b>
TTL	<b>3</b>		
# Full Baths	<b>1</b>	# Half Baths	<b>0</b>
TTL	<b>2</b>		
Age	<b>2006</b>	Age (Building)	<b>16-20</b>
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	<b>Propane Tank</b>		
STYLE	<b>Bungalow</b>		
SERVICES AVAILABLE	<b>Hydro, Private Garbage Disposal</b>		
WATER/WELL	<b>Lake/River Intake</b>		
SEWER/SEPTIC	<b>Septic</b>		
SITE INFLUENCES	<b>Recreational Trails, Scenic View, Waterfront Lot</b>		
BASEMENT	<b>1 Full Basement</b>		
EXTERIOR FINISH	<b>Siding</b>		
FEATURES INTERIOR	<b>Air Exchanger, Built-in Dishwasher, Ensuite, Hardwood Floors, Rec Room, UV System</b>		
FEATURES EXTERIOR	<b>Deck, Dock, Storage Shed</b>		
HEATING TYPE	<b>Forced Air</b>		
HEATING SOURCE	<b>Propane Gas</b>		
GARAGE TYPE/SIZE	<b>1.5 Car</b>		
DRIVEWAY SIZE	<b>Other</b>		
DRIVEWAY DETAILS	<b>Gravel</b>		

**Chattel Included** fridge, stove, built in dishwasher, washer, dryer, generator, blinds and window coverings, dock, sheds, portable garage , gazebo ,

**Fixtures Excluded** Propane tank (rental)

LEVEL	ROOM	SIZE	FLOOR
MFLR	KITCH	10.5 x 9	hardwood
MFLR	LIVRM	19.4 x 18.8	hardwood
MFLR	DINRM	10 x 9	hardwood
MFLR	BDRM1	11.3 x 11.3	hardwood
MFLR	FOYER	11 x 5	ceramic
MFLR	PBDRM	11.3 x	hardwood
BLVL	BDRM2	13.8 x 13.5	carpet
BLVL	FAMRM	30 x 17.8	carpet

LEVEL	ROOM	SIZE	FLOORING
BLVL	LAUND	17.6 x 7.6	vinyl
MFLR	EBTH1	---	4-PC
BLVL	BATH2	---	3-pc

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

Selling Office

Sold Price

Firm Date

Compliments of: **Megan Admin\_Woods - OFFC: 705-848-9000**  
E-mail: **admin@oakrealty.ca**  
Company Name: **Oak Realty Ltd. - OFFC: 705-848-9000**

**BROKERAGE STAFF**