



## CLIENT VIEW

List Price	<b>\$499,000</b>	MLS #	<b>SM251558</b>
Status	<b>FOR SALE</b>	Type	<b>Detached</b>
		SubType	<b>Residential</b>
Address	<b>111 Spruce AVE</b>		
City	<b>Elliot Lake</b>		
	<b>P5A 2C2</b>		
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>70 x 100</b>
Assessment \$	<b>104,000.00</b>	Acreage	
Annual Taxes \$	<b>\$2,624.25</b>	Fronting On	<b>East</b>
	<b>2025</b>	Land Type	<b>Deeded Land</b>
	<b>/</b>		
Possession			
Closing Date			

**Public Remarks** Prepare to be captivated! Nestled in a highly sought-after neighborhood, this exquisite family home radiates charm and showcases undeniable curb appeal. From the meticulously landscaped front yard, to the private fenced backyard oasis, every detail has been carefully considered. Step inside and be greeted by gleaming original hardwood floors, elegant wainscoting and classic crown molding, all seamlessly blending classic character with modern updates. The inviting open living/dining area flows seamlessly into a beautifully updated kitchen showcasing sleek stainless steel appliances. Pamper yourself in the remodeled bathrooms, offering a touch of modern luxury. The finished basement expands your living space with a lovely guest room, a cozy family room, and a fabulous laundry room complete with abundant cabinets and counter space. Enjoy year-round comfort with a new gas furnace (2025) and central air. Escape to your private backyard paradise featuring vibrant gardens, a serene stone patio area, and a spacious covered composite deck – perfect for outdoor gatherings. This property is situated on a large corner lot just steps from the beach and a short stroll to schools and downtown

Roll # **574100000209500**PIN **316290042**

Waterfront Y/N	<b>No</b>	Waterfront Name	
Sign Y/N	<b>Yes</b>	Lockbox Y/N	<b>Yes</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>0</b>
		TTL	<b>3</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>Hot Water Tank</b>		
		STYLE	<b>Bungalow</b>
		SERVICES AVAILABLE	<b>Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		SITE INFLUENCES	<b>Corner Lot, Recreational Trails, Scenic View</b>
		BASEMENT 1	<b>Full Basement</b>
		EXTERIOR FINISH	<b>Siding</b>
		FEATURES INTERIOR	<b>Built In Microwave, Built -in Dishwasher, Central Air, Dining Room - Separate, Hardwood Floors, Rec Room</b>
		FEATURES EXTERIOR	<b>Deck, Fenced Yard, Patio</b>
		HEATING TYPE	<b>Forced Air</b>
		HEATING SOURCE	<b>Natural Gas</b>
		DRIVEWAY DETAILS	<b>Gravel</b>

Chattel Included **Fridge, Stove, Dishwasher, B/I Microwave, Washer & Dryer, All Window Coverings, 2 Sheds**Fixtures Excluded **Dyson Vacuum**

LEVEL	ROOM	SIZE	FLOOR
MFLR	LIVRM	14.24 x 11.49	
MFLR	DINRM	8 x 10.65	
MFLR	KITCH	7.87 x 9.30	
MFLR	BDRM1	11.27 x 8.64	
MFLR	BDRM2	11.40 x 11.70	
MFLR	BDRM3	7.87 x 11.65	
MFLR	BATH1	7.93 x 4.90	
BLVL	OFFIC	9.62 x 13.05	

LEVEL	ROOM	SIZE	FLOORING
BLVL	FAMRM	11.76 x 12.83	
BLVL	BATH2	6.75 x 7.81	3-PC
BLVL	LAUND	6.23 x 11.50	
BLVL	UTLRM	11.48 x 14.41	
BLVL	BONUS	6.0 x 6.69	

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**