



CLIENT VIEW



List Price	\$235,000	MLS #	SM253175
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	56 Axmith AVE		
City	Elliot Lake	P5A 1B7	
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	
Assessment \$	70,000.00	Acreage	
Annual Taxes \$	\$1,766.32	Fronting On	South
	2024	Land Type	Deeded Land
	/		
Possession			
Closing Date			

Public Remarks **Bright, welcoming, and full of charm — a lovely detached bungalow ready to call home! This family home offers 3 comfortable bedrooms and a beautifully updated bath. The open living and dining area is filled with natural light and flows nicely into the kitchen, complete with stainless steel appliances. Step out from the dining room onto a back deck that overlooks peaceful bush and a deep yard with mature trees — perfect for relaxing, entertaining, or watching the kids play. The large unfinished basement offers great potential for a future rec room or extra storage. This home offers gas forced air heating, is located in a family friendly neighborhood and is available for a quick closing. Don't miss out and call today!**

Directions

Roll # **574100001304300**
PIN **316310822**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	Yes	Lockbox Y/N	Yes
Local Imprv	No	Imprv Cost \$	
Survey Y/N	No	Survey Date	
Approx SqFt	701-1000	SPIS Y/N	No
# Bdrms AG	3	# Bdrms BG	0
TTL	3		
# Full Baths	1	# Half Baths	0
TTL	1		
Age	1958	Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	HOT WATER TANK		
		STYLE	Bungalow
		SERVICES AVAILABLE	Cable, Garbage Pickup, Hydro, Natural Gas, Street Lights
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		BASEMENT 1	Full Basement
		EXTERIOR FINISH	Siding
		FEATURES INTERIOR	Built In Microwave, Built -in Dishwasher
		FEATURES EXTERIOR	Deck, Storage Shed
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		DRIVEWAY SIZE	Single
		DRIVEWAY DETAILS	Asphalt

Chattel Included **Fridge, Stove, Microwave, Dishwasher, Washer & Dryer, Remaining Window Coverings, Kids Playset, Shed**

Fixtures Excluded **None**

LEVEL	ROOM	SIZE	FLOOR
MFLR	LIVRM	19.64 x 11.82	
MFLR	DINRM	11.65 x 8.59	
MFLR	KITCH	10.65 x 7.90	
MFLR	BATH1	7.09 x 8.94	
MFLR	BDRM1	8.37 x x 10.46	
MFLR	BDRM2	9.80 x 13.26	
MFLR	BDRM3	10.15 x 8.17	
BLVL	RECRM	21.70 x 22.13	

LEVEL	ROOM	SIZE	FLOORING
BLVL	LAUND	7.33 x 17.78	
BLVL	UTLRM	10.69 x 18.58	

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**