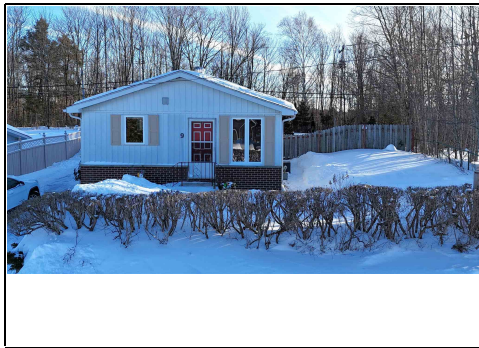




## CLIENT VIEW



List Price	<b>\$249,000</b>	MLS #	<b>SM260123</b>
Status	<b>FOR SALE</b>	Type	<b>Detached</b>
		SubType	<b>Residential</b>
Address	<b>9 Axmith AVE</b>		
City	<b>Elliot Lake</b>		<b>P5A 1B5</b>
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>65 x 125</b>
Assessment \$	<b>90,000.00</b>	Acreage	
Annual Taxes \$	<b>\$2,405.02</b>	Fronting On	<b>North</b>
	<b>2025</b>	Land Type	<b>Deeded Land</b>
	<b>/</b>		
Possession			
Closing Date			

**Public Remarks** **Welcome home! This charming detached bungalow is perfectly situated backing onto bush providing access to scenic recreational trails right at your doorstep. With an abundance of parking options, including the potential for two driveways, this property is ideal for outdoor enthusiasts and those with multiple vehicles. Step into your fabulous deep private yard, where you can unwind on the deck, gather around the cozy fire pit, or enjoy a friendly game at the horseshoe pit. Inside the main floor features a delightful kitchen and a bright spacious living room that invites relaxation. The custom bathroom boasts a jet tub and exquisite tile design, adding a touch of luxury to your daily routine. The master bedroom offers ample storage with three closets, while the den provides a convenient walkout access to the serene backyard oasis. The expansive basement offers endless possibilities with two spacious rooms and a second bathroom. Stay comfortable year-round with gas for air heating a newer central air conditioning unit installed in 2021. Additional features include an interlock driveway and a large storage shed perfect for all your outdoor toys. This property is a harmonious blend of comfort, convenience, and natural beauty**

Roll # **574100001300400**

PIN **316310269**

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>2</b>	# Bdrms BG	<b>0</b>
TTL	<b>2</b>		
# Full Baths	<b>2</b>	# Half Baths	<b>0</b>
TTL	<b>2</b>		
Age	<b>1967</b>	Age (Building)	<b>26+</b>
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	<b>HWT</b>		
		STYLE	<b>Bungalow</b>
		SERVICES AVAILABLE	<b>Bus Service, 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>Recreational Trails</b>
		BASEMENT 1	<b>Full Basement</b>
		EXTERIOR FINISH	<b>Brick, Siding</b>
		FEATURES INTERIOR	<b>Central Air, Rec Room, Jetted Tub</b>
		FEATURES EXTERIOR	<b>Deck, Fenced Yard, Storage Shed</b>
		HEATING TYPE	<b>Forced Air</b>
		HEATING SOURCE	<b>Natural Gas</b>
		DRIVEWAY SIZE	<b>Other</b>
		DRIVEWAY DETAILS	<b>Interlocking Brick</b>

**Chattel Included** **Fridge, Stove, TV Wall Mount in Master, All Window Coverings, Mirror in Master, Mirror in Kitchen, Washer & Dryer, Chiminea in**

**Fixtures Excluded** **NEGOTIABLE: Kitchen island, Lawnmower & Snowblower**

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	15.15 x 11.06		BLVL	RECRM	11.96 x 21.06	
MFLR	LIVRM	19.73 x 11.05		BLVL	STRG	10.23 x 8.48	
MFLR	BDRM1	9.27 x 11.0		BLVL	LAUND	5.88 x 15.41	
MFLR	BATH1	7.70 x 7.68					
MFLR	DEN	10.60 x 11.10					
MFLR	BDRM2	11.60 x 11.11					
BLVL	BATH2	12.84 x 4.62	3-PC				
BLVL	OFFIC	15.97 x 10.66					

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**