

CLIENT VIEW



List Price	\$249,000	MLS #	SM260123
Status	FOR SALE	Type	Detached
SubType	Residential		
Address	9 Axsmith AVE		
City	Elliot Lake		P5A 1B5
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	65 x 125
Assessment \$	90,000.00	Acreage	
Annual Taxes \$	\$2,405.02	Fronting On	North
		Land Type	Deeded Land
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	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 0
		TTL 2
# Full Baths	2	# Half Baths 0
		TTL 2
Age	1967	Age (Building) 26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo		
Rental Equip	HWT	

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
MFLR	KITCH	15.15 x 11.06	
MFLR	LIVRM	19.73 x 11.05	
MFLR	BDRM1	9.27 x 11.0	
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	

LEVEL	ROOM	SIZE	FLOORING
BLVL	RECRM	11.96 x 21.06	
BLVL	STRG	10.23 x 8.48	
BLVL	LAUND	5.88 x 15.41	

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

Selling Office

Sold Price

Firm Date

Compliments of: **Megan Admin_Woods - OFFC: 705-848-9000**

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BROKERAGE STAFF

Company Name: **Oak Realty Ltd. - OFFC: 705-848-9000**