



## CLIENT VIEW



|                 |                       |             |                    |
|-----------------|-----------------------|-------------|--------------------|
| List Price      | <b>\$294,500</b>      | MLS #       | <b>SM260129</b>    |
| Status          | <b>FOR SALE</b>       | Type        | <b>Detached</b>    |
|                 |                       | SubType     | <b>Residential</b> |
| Address         | <b>11 Oak Hill RD</b> |             |                    |
| City            | <b>Elliot Lake</b>    |             | <b>P5A 2E4</b>     |
| District        | <b>East</b>           | Zoning      | <b>Residential</b> |
| Sub District    | <b>Elliot Lake</b>    | Lot Size    | <b>55 x 100</b>    |
| Assessment \$   | <b>93,000.00</b>      | Acreage     |                    |
| Annual Taxes \$ | <b>\$2,679.00</b>     | Fronting On | <b>North</b>       |
|                 | <b>2026</b>           | Land Type   | <b>Deeded Land</b> |
|                 | <b>/</b>              |             |                    |
| Possession      |                       |             |                    |
| Closing Date    |                       |             |                    |

**Public Remarks** Charming detached family home located in a highly desirable neighborhood. The main floor features a nicely updated kitchen, a bright and inviting living room, a main floor bedroom, and a convenient 2-piece bath. The upper level offers two spacious bedrooms, each with walk-in closets, along with a beautifully appointed full bathroom. The recently renovated basement adds exceptional living space, complete with a comfortable rec room, a stunning spa-like bathroom and a guest room or home office. Charming original hardwood floors enhance the home's character, while many updated windows and a newer roof provide peace of mind. Enjoy the added bonus of a cozy three-season sunroom, perfect for relaxing throughout the year. Additional highlights include gas forced-air heating, a generous amount of parking, and plenty of storage with a portable garage plus a detached garage with a lean-to. The private lot is framed by mature hedges and trees, creating a serene outdoor setting. Ideally located within walking distance to schools, parks, downtown, the beach, and more. This pet and smoke free home offers comfort, character, and convenience in one exceptional package!

Roll # **574100000211700**

PIN **316280020**

|   |                  |                    |  |
|---|------------------|--------------------|--|
| 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>1001-1200</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>1</b>   |
| TTL   | <b>3</b>         |                    |  |
| Age   |                  | Age (Building)     | <b>26+</b>   |
| Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo |                  |                    |  |
| <b>\$83.69</b>  | <b>\$81.60</b>   |                    |  |
| Rental Equip  | <b>HWT 2024</b>  |                    |  |
|   |                  | STYLE              | <b>1.5 Storey</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>Parks, Recreational Trails</b>  |
|   |                  | BASEMENT 1         | <b>Full Basement</b>   |
|   |                  | EXTERIOR FINISH    | <b>Siding</b>  |
|   |                  | FEATURES INTERIOR  | <b>Built In Microwave, Built -in Dishwasher, Dining Room - Separate, Hardwood Floors, Rec Room</b> |
|   |                  | FEATURES EXTERIOR  | <b>Fenced Yard, Storage Shed</b>   |
|   |                  | HEATING TYPE       | <b>Forced Air</b>  |
|   |                  | HEATING SOURCE     | <b>Natural Gas</b>   |
|   |                  | GARAGE TYPE/SIZE   | <b>1.5 Car</b>   |
|   |                  | DRIVEWAY SIZE      | <b>Double</b>  |
|   |                  | DRIVEWAY DETAILS   | <b>Asphalt</b>   |

Chattel Included **Fridge, Stove, BI Dishwasher, BI Microwave, Washer & Dryer, All Window Coverings, Portable Garage, TV Wall Mount**

Fixtures Excluded **None**

| LEVEL | ROOM  | SIZE          | FLOOR                | LEVEL | ROOM  | SIZE         | FLOORING             |
|-------|-------|---------------|----------------------|-------|-------|--------------|----------------------|
| MFLR  | KITCH | 8.19 x 8.88   |                      | 2LVL  | BDRM3 | 12 x 10.34   |                      |
| MFLR  | DINRM | 8.90 x 7.90   |                      | 2LVL  | BONUS | 5.15 x 8.60  | BDRM3 Walk-in Closet |
| MFLR  | FOYER | 4.69 x 6.46   |                      | BLVL  | RECRM | 22 x 7.66    |                      |
| MFLR  | LIVRM | 17.12 x 11.32 |                      | BLVL  | BATH3 | 9.82 x 4.65  |                      |
| MFLR  | BDRM1 | 10.33 x 8.02  |                      | BLVL  | OFFIC | 10.38 x 8.15 |                      |
| MFLR  | BATH1 | 3 x 6.90      | 2-PC                 | BLVL  | LAUND | 11.52 x 7.28 |                      |
| 2LVL  | BDRM2 | 8.96 x 10.73  |                      |       |       |              |                      |
| 2LVL  | BONUS | 6.35 x 7.30   | Walk-in Closet BDRM2 |       |       |              |                      |

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**

This information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. The Sault Ste. Marie Real Estate Board assumes no responsibility for its accuracy.

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