

CLIENT VIEW



List Price	\$294,500	MLS #	SM260129
Status	FOR SALE	Type	Detached
SubType	Residential		
Address	11 Oak Hill RD		
City	Elliot Lake		P5A 2E4
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	55 x 100
Assessment \$	93,000.00	Acreage	
Annual Taxes \$	\$2,679.00	Fronting On	North
		Land Type	Deeded Land
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	No	Waterfront Name
Sign Y/N	Yes	Lockbox Y/N Yes
Local Imprv	No	Imprv Cost \$
Survey Y/N		Survey Date
Approx SqFt	1001-1200	SPIS Y/N
# Bdrms AG	3	# Bdrms BG 0 TTL 3
# Full Baths	2	# Half Baths 1 TTL 3
Age		Age (Building) 26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo		
\$83.69		\$81.60
Rental Equip	HWT 2024	

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	

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