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CLIENT VIEW



List Price	\$875,000	MLS #	SM260130
Status	FOR SALE	Type	Detached
SubType	Residential		
Address	213 South Bay RD		
City	Elliot Lake		P5A 2S9
District	East	Zoning	RB
Sub District	Elliot Lake	Lot Size	127 x IRR
Assessment \$	286,000.00	Acreage	0.99
Annual Taxes \$	\$7,028.96	Fronting On	North
		Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks Experience the pinnacle of waterfront living with this recently remodeled, one-of-a-kind residence, set on nearly an acre of pristine land with its own private beach and unobstructed lake views. Designed with a sophisticated nautical influence, this remarkable home offers the option to be purchased fully furnished—creating a seamless, turnkey opportunity. The open-concept main floor impresses with Norwegian pine floors, dramatic 25-foot vaulted ceilings with exposed beams, and a statement wood stove, creating a striking yet inviting atmosphere. A thoughtfully designed children's suite features its own loft hideaway, while a second main floor bedroom features double closets and tranquil lake views. The spa-inspired bathroom elevates daily living with a double vanity, heated floors, walk-in shower, and deep soaker tub. Ascend to the private master loft retreat, where an elegantly updated ensuite complements a serene balcony overlooking the quiet bay. The lower level, with a convenient walkout, provides a blank canvas for additional living space, a wellness studio, or an entertainment haven. Modern comforts include propane forced-air heating, a newer septic system, and advanced water filtration. Outdoors, enjoy ample

Roll # 5741000020013000000

PIN 313950282 & 313950245

Waterfront Y/N	Yes	Waterfront Name	Dunlop Lake
Sign Y/N	No	Lockbox Y/N	No
Local Imprv	No	Imprv Cost \$	
Survey Y/N		Survey Date	
Approx SqFt	1601-1800	SPIS Y/N	
# Bdrms AG	3	# Bdrms BG	0
		TTL	3
# Full Baths	2	# Half Baths	0
Age	1974	Age (Building)	
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
\$100/MTH	\$3186.15/YR		
Rental Equip	Propane Tank (McDougall), Hot Water Tank		

Chattel Included Fridge, Stove, Dishwasher, Chest Freezer in Basement, Stackable Washer/Dryer, Bathroom Mirrors, TVs & Wall Mounts, All

Fixtures Excluded Starlink, Wood Table & 6 Chairs in Basement, 2 Seadoo Ramps

LEVEL	ROOM	SIZE	FLOOR
MFLR	FOYER	10 x 8.24	
MFLR	KITCH	12.45 x 11.75	
MFLR	LIVRM	17.60 x 15.37	
MFLR	BATH1	12.15 x 7.82	Bath/Laundry
BLVL	BDRM1	10.07 x 11.95	
MFLR	BDRM2	10.20 x 17.75	
2LVL	BONUS	7.75 x 12.30	Kids Loft
2LVL	PBDRM	12.10 x 12.0	

LEVEL	ROOM	SIZE	FLOORING
2LVL	EBTH1	6 x 11.28	
2LVL	BONUS	8.48 x 13.18	Sitting Area
BLVL	RECRM	26.15 x 28.82	
BLVL	STRG	7.75 x 8.37	
BLVL	UTLRM	6.50 x 8.69	

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

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