

CLIENT VIEW



List Price	\$269,900	MLS #	SM133003
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	34 BIRCH RD		
City	ELLIOT LAKE		P5A 2A5
District	East	Zoning	RESIDENTIAL
Sub District	Elliot Lake	Lot Size	50 X 119.70
Assessment \$	124,000.00	Acreage	
Annual Taxes \$	\$2,660.61	Fronting On	South
		Land Type	Deeded Land
Possession	TBA		
Closing Date			

Public Remarks Great Opportunity to Live In One Of Elliot Lake Finest Streets! This Two Story Home Has Much To Boast About! Upgraded Modern Kitchen With Tons Of Cabinets Space, Main Floor Family Room With A Cozy Gas Fireplace Over Looking A Big Backyard, A Traditional Living and Dining Room! 2nd Floor Features An Oversized Master Bedroom With A Cozy Walkout Balcony! There Is A Second Bedroom and an Office Space As Well! Four Piece Bathroom Complete This Floor! Basement Area Offers A Recreation Room, Guest Room a Workshop and a Hobby Room! This Rare Find Boasts An Attached Garage, Double Driveway With Space On The Side To Park Your ATV! Sprinkler System! Big Beautiful Backyard Great for Enjoying Those Summer Days! Book Your Showing APPOINTMENT TODAY!

Directions

Roll # **57410000030300**
PIN **316280186**

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	1201-1400	SPIS Y/N	
# Bdrms AG	2	# Bdrms BG	TTL 2
# Full Baths	2	# Half Baths	TTL 2
Age	1957	Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip			
		STYLE	1.5 Storey
		SERVICES AVAILABLE	Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		BASEMENT 1	Full Basement
		FOUNDATION	Block
		EXTERIOR FINISH	Siding
		FEATURES INTERIOR	Built In Microwave, Built in Dishwasher, Dining Room - Separate, Generator Hook Up, Hardwood Floors
		FEATURES EXTERIOR	Fenced Yard, Patio, Satellite Dish, Sprinkler System, Storage Shed
		HEATING TYPE	Baseboard, Fireplace
		HEATING SOURCE	Electric, Natural Gas
		GARAGE TYPE/SIZE	1 Car
		DRIVEWAY SIZE	Double
		DRIVEWAY DETAILS	Asphalt

Chattel Included **FRIDGE,STOVE,WASHER,DRYER, B/I DISHWASHER , B/I MICROWAVE, SPRINKLER SYSTEM, GENERATOR,**

Fixtures Excluded

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	21.6 X 10.7	VINYL	BLVL	RECRM	14 X 17.5	CARPET
MFLR	DINRM	14.3 X 12.3	LAMINATE	2LVL	WRKSP	14 X 7.4	CONCRETE
MFLR	LIVRM	20.5 X 13.6	LAMINATE	BLVL	OTH	13 X 10	
MFLR	FAMRM	18.3 X 15.7	LAMINATE				
2LVL	BDRM1	27.3 X 15.7	HARDWOOD				
2LVL	BDRM3	14.5 X 12.4	HARDWOOD				
2LVL	OFFIC	8.7 X 7.6	HARDWOOD				
BLVL	OTH	13.9 X 11.4	CARPET				

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**