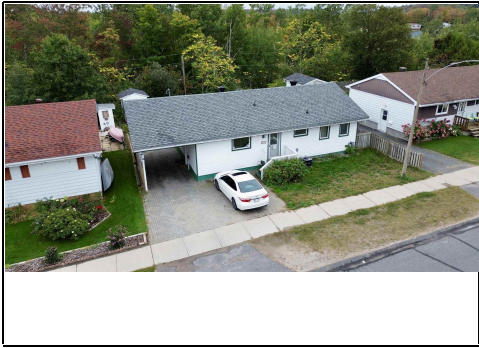


CLIENT VIEW



List Price	\$249,900	MLS #	SM242477
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	117 DIEPPE AVE		
City	ELLIOT LAKE		P5A 1H4
District	East	Zoning	RESIDENTIAL
Sub District	Elliot Lake	Lot Size	60 X 100
Assessment \$	123,000.00	Acreage	
Annual Taxes \$	\$3,103.00	Fronting On	North
		Land Type	Deeded Land
Possession	OCT 15TH, 2024		
Closing Date			

Public Remarks Gorgeous bungalow is finished top to bottom in Central Elliot Lake. This home showcases pride of ownership. Fabulous curb appeal with interlocking brick driveway that sweeps around back of home for additional parking of trailers/vehicles etc. Lovely open carport. 3 bedrooms on main level and generous open kitchen/ dining area. Loads of natural light throughout the property. Patio door walkout to the back deck that over looks green space. Gas Forced Air and Central Air. Finished rec room space with additional guest bedroom or den. Loads of storage. Immaculate home. Call to view today.

Directions

Roll # **574100001005000**
PIN **316240204**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	Yes	Lockbox Y/N	No
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	0
TTL	2		
Age	1957	Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	HOT WATER TANK (\$33/MONTH)		
		STYLE	Bungalow
		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
		EXTERIOR FINISH	Siding
		FEATURES INTERIOR	Built-in Dishwasher, Central Air, Central Vacuum, Hardwood Floors, Main Floor Family Room, Rec Room, Storage Room
		FEATURES EXTERIOR	Deck, Fenced Yard, Storage Shed
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		GARAGE TYPE/SIZE	Carport
		DRIVEWAY DETAILS	Interlocking Brick

Chattel Included FRIDGE (X2), STOVE, B/I DISHWASHER, WASHER, DRYER, BBQ, WINDOW BLINDS AND COVERINGS, GAZEBO, FIRE PIT,

Fixtures Excluded DEEP FREEZER IN BLVL

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	13.06 X 11.01	LINOLEUM	BLVL	LAUND	6.09 X 9.05	LINOLEUM
MFLR	DINLV	13.10 X 18.09	HARDWOOD	BLVL	BATH2	3.09 X 9.11	LINOLEUM
MFLR	BATH1	11.10 X 4.10	LAMINATE	BLVL	BONUS	11.02 X 11	LINOLEUM
MFLR	BDRM1	11.05 X 12.10	HARDWOOD				
MFLR	BDRM2	13.04 X 9.07	LAMINATE				
MFLR	BATH3	10.01 X 9.07	HARDWOOD				
BLVL	RECRM	23.05 X 10.10	LAMINATE				
BLVL	DEN	9.02 X 12.01	LINOLEUM				

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**