

CLIENT VIEW



| | | | |
|-----------------|---------------------|-------------|---------------------|
| List Price | \$669,000 | MLS # | SM222588 |
| Status | FOR SALE | Type | Detached |
| | | SubType | Residential |
| Address | 80 Popeye LN | | |
| City | Elliot Lake | | P5A 2S9 |
| District | East | Zoning | Residential |
| Sub District | Elliot Lake | Lot Size | 317.26 x IRR |
| Assessment \$ | 255,000.00 | Acreage | 1.30 |
| Annual Taxes \$ | \$4,800.00 | Fronting On | South |
| | | Land Type | Deeded Land |
| | | | |
| Possession | | | |
| Closing Date | | | |

Public Remarks This log cabin style home is nestled on the calming shores of Popeye Lake. The home offers open concept living, with gorgeous cathedral ceilings, and log interior throughout. Step out onto your fully screened front porch, where you can enjoy the views and fresh air, without the bugs. After an afternoon on the lake, enjoy a soak in the hot tub, right off the master bedroom. The 1.3-acre property also offers a 16X24 garage (2021) outdoor storage shed, with ample parking with flat driveway.

Directions HWY 108 to STANROCK RD TURN RIGHT ONTO POPEYE LANE, TURN RIGHT ONTO POPEYE LANE WEST

Roll # **574100001926520**
PIN **314030174**

| | | | |
|---|------------------|-------------------------|--|
| Waterfront Y/N | Yes | Waterfront Name | Popeye Lake |
| Sign Y/N | Yes | Lockbox Y/N | No |
| Local Imprv | No | Imprv Cost \$ | |
| Survey Y/N | No | Survey Date | |
| Approx SqFt | 1001-1200 | SPIS Y/N | No |
| # Bdrms AG | 2 | # Bdrms BG | TTL 2 |
| # Full Baths | 2 | # Half Baths | TTL 2 |
| Age | | Age (Building) | 11-15 |
| Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo | | | |
| \$160/mth | | \$2000/yr + \$50 | |
| Rental Equip | | | |
| | | STYLE | Bungalow |
| | | WATER/WELL | Lake/River Intake |
| | | SEWER/SEPTIC | Septic |
| | | SITE INFLUENCES | Waterfront Lot, Wooded Lot |
| | | RESTRICTIONS | Easement, Floor Plan |
| | | BASEMENT 1 | Full Basement |
| | | EXTERIOR FINISH | Log |
| | | FEATURES INTERIOR | Air Exchanger, Built In Microwave, Built-in Dishwasher, Dining Room - Separate, Generator Hook Up, Hardwood Floors, Hot Tub, Storage Room, Sunroom, UV System, Water Purifier |
| | | FEATURES EXTERIOR | Deck, Dock, Satellite Dish, Storage Shed |
| | | HEATING TYPE | Fireplace, Forced Air |
| | | HEATING SOURCE | Propane Gas, Wood |
| | | GARAGE TYPE/SIZE | 1 Car |
| | | DRIVEWAY SIZE | Other |
| | | DRIVEWAY DETAILS | Gravel |

Chattel Included Stainless Steel Fridge, Microwave, Stove, B/I Dishwasher, Hot Tub, Fridge in Basement, Window Coverings, HWT, Floating

Fixtures Excluded Wood Splitter Negotiable, Starlink Negotiable

| LEVEL | ROOM | SIZE | FLOOR |
|-------|-------|---------------|-------|
| MFLR | KITCH | 25.43 x 14.9 | --- |
| MFLR | LIVRM | 15.34 x 12.93 | --- |
| MFLR | BATH1 | 5.51 x 8.29 | --- |
| MFLR | BDRM1 | 13.18 x 12.66 | --- |
| MFLR | BDRM2 | 11.85 x 10.01 | --- |
| 2LVL | LOFT | 14.54 x 8.47 | --- |
| MFLR | PORCH | 40 x 7.67 | --- |
| BLVL | RECRM | 16.13 x 20.38 | --- |

| LEVEL | ROOM | SIZE | FLOORING |
|-------|-------|--------------|----------|
| BLVL | BATH2 | 8.10 x 4.44 | --- |
| BLVL | UTLRM | 23.16 x 7.88 | --- |
| BLVL | STRG | 11.27 x 8.80 | --- |
| | | | |
| | | | |
| | | | |

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**