

CLIENT VIEW



List Price	\$239,000	MLS #	SM240306
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	71 Mississauga AVE		
City	Elliot Lake		P5A 1E1
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	55 x 126.45
Assessment \$	94,000.00	Acreage	
Annual Taxes \$	\$2,180.00	Fronting On	South
		Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks **Charming detached bungalow located in Central ELLIOT LAKE. 2 Bedrooms (main) and 2 bonus rooms on lower level. Shingles 2016. Traditional kitchen (new appliances 2022/ new flooring (2022) and lower level flooring (2022). 4pc main level bathroom updated . Private yard space feels like outdoor oasis with rock gardens/ flagstone path/ benches on a wooded lot. Wonderful sr property! Call to view today.**

Directions

Roll # **574100001115300**
PIN **316230161**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	Yes	Lockbox Y/N	Yes
Local Imprv	No	Imprv Cost \$	
Survey Y/N	No	Survey Date	
Approx SqFt	701-1000	SPIS Y/N	No
# Bdrms AG	2	# Bdrms BG	0
TTL	2		
# Full Baths	1	# Half Baths	1
TTL	2		
Age	1976	Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
AVG \$100/MTH			
Rental Equip	None		
		STYLE Bungalow	FEATURES INTERIOR Built-in Dishwasher, Rec Room
		SERVICES AVAILABLE Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Street Lights, Telephone	FEATURES EXTERIOR Deck, Satellite Dish, Storage Shed
		WATER/WELL Municipal Water	HEATING TYPE Forced Air
		SEWER/SEPTIC Sewer	HEATING SOURCE Oil
		SITE INFLUENCES Wooded Lot	DRIVEWAY SIZE Single
		BASEMENT 1 Full Basement	DRIVEWAY DETAILS Asphalt
		FOUNDATION Block	
		EXTERIOR FINISH Brick, Metal, Siding	

Chattel Included **Fridge, Stove, Dishwasher (all 2022), Washer & Dryer, Extra Eavestrough for Main floor Bedroom**

Fixtures Excluded **Shelves in Family Room (3), Wall Chest/chalkboard/Hat Rack**

LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	15.08 x 11.01	Vinyl
MFLR	DINRM	12.01 x 7.09	Vinyl Plank
MFLR	LIVRM	11.05 x 19.09	Laminate
MFLR	PBDRM	14.6 x 11.04	Laminate
MFLR	BDRM2	11.05 x 11.0	Laminate
MFLR	BATH1	8.02 x 7.06	4-PC, Vinyl Plank
BLVL	OFFIC	7.06 x 11.06	Vinyl Plank
BLVL	OTH	10.6 x 10.3	Vinyl Plank
LEVEL	ROOM	SIZE	FLOORING
BLVL	OTH	11.05 x 10.05	Vinyl Plank
BLVL	BATH2	5.5 x 4.10	2-PC, Vinyl Plank
BLVL	FAMRM	17.8 x 10.2	Vinyl Plank
BLVL	LAUND	14.6 x 11.0	Concrete

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**