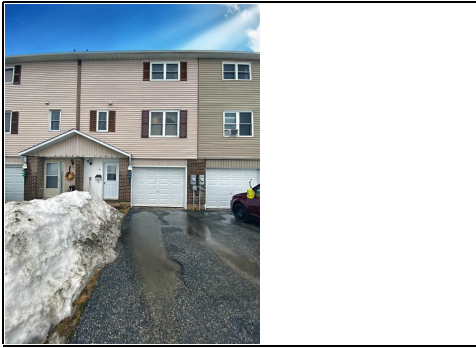


CLIENT VIEW



List Price	\$219,500	MLS #	SM220938
Status	FOR SALE	Type	Townhouse
		SubType	Residential
Address	41 Gauthier PL		
City	Elliot Lake	P5A 3L6	
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	20.1 x IRR
Assessment \$	57,000.00	Acreage	
Annual Taxes \$	\$1,195.48	Fronting On	East
		Land Type	
2022			
Possession			
Closing Date			

Public Remarks Welcome to 41 Gauthier Place. This 3 bedroom freehold townhouse showcases an attached garage, large fenced yard and backs onto bush for optimal privacy. Main floor offers a nice open kitchen/dining space, a 2 piece bath and a spacious living room with a walkout to the back deck. Master bedroom has direct access to the main bathroom and the laundry room offers an abundance of storage space. This home features an updated kitchen (2017) new, owned hot water tank (2018), newer shingles (2020) and a gas forced air furnace (Feb 2021). 24 hrs notice required for all showings. To view this lovely home call today!

Directions

Roll # **574100005904602**
PIN **316220353**

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	1001-1200	SPIS Y/N	
# Bdrms AG	3	# Bdrms BG	TTL 3
# Full Baths	1	# Half Baths	TTL 2
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip			
		STYLE Townhouse	FEATURES EXTERIOR Deck, Fenced Yard
		SERVICES AVAILABLE Bus Service, Garbage PickUp, High Speed Internet, Hydro, Natural Gas	HEATING TYPE Forced Air
		WATER/WELL Municipal Water	HEATING SOURCE Natural Gas
		SEWER/SEPTIC Sewer	GARAGE TYPE/SIZE 1 Car, Attached
		BASEMENT 1 Full Basement	DRIVEWAY SIZE Single
		EXTERIOR FINISH Brick, Siding	DRIVEWAY DETAILS Asphalt

Chattel Included **None**

Fixtures Excluded

LEVEL	ROOM	SIZE	FLOOR
BLVL	FOYER	7.30 x 6.58	
BLVL	LAUND	8.71 x 19.27	
MFLR	DINRM	10.38 x 11.22	
MFLR	BATH1	3 x 6.90	2-PC
MFLR	KITCH	8.96 x 11.23	
MFLR	LIVRM	10.16 x 19.26	
2LVL	PBDRM	10.59 x 15.84	
2LVL	BATH2	9.41 x 4.94	

LEVEL	ROOM	SIZE	FLOORING
2LVL	BDRM2	9.51 x 13.86	
2LVL	BDRM3	9.43 x 10.28	

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**