



CLIENT VIEW



List Price \$124,900	MLS # SM251176
Status FOR SALE	Type Semi-Detached
SubType Residential	
Address 144 Ottawa AVE	
City Elliot Lake	
P5A 2N8	
District East	Zoning Residential
Sub District Elliot Lake	Lot Size 35 x 101
Assessment \$ 84,000.00	Acreage
Annual Taxes \$ \$2,119.60	Fronting On West
2024	Land Type Deeded Land
/	
Possession	
Closing Date	

Public Remarks **Diamond in the rough! This semi detached, 4-level back split offers an exceptional opportunity to create your dream home! Backing onto bush, enjoy the tranquillity of nature right in your backyard. Inside, discover three bedrooms, one and a half baths, and a generous layout brimming with potential. This property is being sold "as is" as per Schedule A. Seller's schedules A, B & C to accompany all offers. All measurements, taxes, maintenance fees and lot sizes to be verified by the buyer. \$7,500 deposit required. Seller has no knowledge of UFFI Warranty. Seller makes no representation or warranty regarding any information which may have been input into the data entry form. The seller will not be responsible for any error in measurement, description or cost to maintain the property. 48 business hours irrevocable on all offers.**

Directions

Roll # **574100002604500**
PIN **316300025**

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 701-1000	SPIS Y/N
# Bdrms AG 3	# Bdrms BG 0
TTL 3	
# Full Baths 1	# Half Baths 1
TTL 2	
Age	Age (Building) 26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo	
Rental Equip Buyer to Assume any and all rentals. Hot	
STYLE 4 Level	FEATURES INTERIOR Rec Room
SERVICES AVAILABLE Garbage Pickup, High	HEATING TYPE Baseboard
SPEED INTERNET Street Lights	HEATING SOURCE Electric
WATER/WELL Municipal Water	DRIVEWAY DETAILS Asphalt
SEWER/SEPTIC Sewer	
BASEMENT 1 Full Basement	
EXTERIOR FINISH Brick, Siding	

Chattel Included **None, SOLD "AS IS" as per Schedule 'A'**

Fixtures Excluded **All, Sold "AS IS" as per Schedule 'A'**

LEVEL	ROOM	SIZE	FLOOR
MFLR	KITCH	7.89 x 8.82	
MFLR	DINNK	7.07 x 7.20	
MFLR	DINRM	10.17 x 9.35	
MFLR	LIVRM	14.34 x 10.97	
2LVL	BATH1	5.48 x 8.82	
2LVL	BDRM1	9.64 x 8.42	
2LVL	BDRM2	13.14 x 9.75	
2LVL	BDRM3	11.56 x 9.21	

LEVEL	ROOM	SIZE	FLOORING
BLVL	RECRM	15.16 x 18.22	
BLVL	BATH2	5.90 x 6.90	2-PC
SUB	LAUND	20.20 x 8.81	

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**