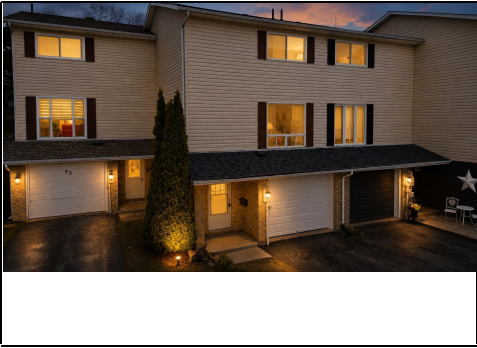


CLIENT VIEW



List Price	\$170,000	MLS #	SM260979
Status	FOR SALE	Type	Townhouse
		SubType	Residential
Address	31 Forest PL		
City	Elliot Lake	P5A 3C5	
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	18.07 x N/A
Assessment \$	55,000.00	Acreage	
Annual Taxes \$	\$1,470.00	Fronting On	North
		Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks Welcome to 31 Forest Place — a move-in ready freehold townhouse offering low-maintenance living with numerous recent upgrades throughout. The main floor features a spacious living room, a functional kitchen with dining area, convenient 2-piece bathroom, and a patio door walkout to the backyard complete with a newly installed gravel pathway and awning. Fresh paint throughout the entire home gives it a bright, updated feel. The basement level offers a laundry area and access to the attached single garage featuring a new insulated garage door (2025). Upstairs, you'll find three bedrooms including a generously sized primary bedroom, along with a fully finished 4-piece bathroom. Additional updates include shingles (2021), patio door (2022), hot water tank (2024), and gas forced air furnace (2016). All appliances are included, making this home truly turnkey. A great opportunity for comfortable, maintenance-free living in a desirable Elliot Lake location. Book your private showing today!

Directions
 Roll # **574100005106102**
 PIN **316210120**

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	Hot Water Tank - Reliance		
		STYLE	2-Storey
		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	Brick, Siding
		FEATURES INTERIOR	Main Floor Family Room
		FEATURES EXTERIOR	Deck, Fenced Yard
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		GARAGE TYPE/SIZE	1 Car, Attached
		DRIVEWAY SIZE	Single
		DRIVEWAY DETAILS	Asphalt

Chattel Included Fridge, Stove, Washer, Dryer, All Window Blinds and Coverings, Fire Pit

Fixtures Excluded None

LEVEL	ROOM	SIZE	FLOOR
MFLR	KITCH	7.7 x 7	Laminate
MFLR	DINRM	11 x 10	Laminate
MFLR	LIVRM	18.6 x 13.9	Laminate
2LVL	BDRM1	10.2 x 8.8	Laminate
2LVL	BDRM2	11.2 x 8.8	Laminate
2LVL	PBDRM	15 x 10.6	Laminate
2LVL	BATH1	8.04 x 4.95	Vinyl, 4-PC
BLVL	LAUND	---	Concrete

LEVEL	ROOM	SIZE	FLOORING
MFLR	BATH2	2.48 x 6.80	Vinyl, 2-PC

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**