

CLIENT VIEW



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|-----------------|----------------------------|-------------|-----------------------|
| List Price | \$189,900 | MLS # | SM240956 |
| Status | FOR SALE | Type | Detached |
| | | SubType | Residential |
| Address | 274 Mississauga AVE | | |
| City | ELLIOT LAKE | | P5A 1E7 |
| District | East | Zoning | RESIDENTIAL |
| Sub District | Elliot Lake | Lot Size | 58.83 X 102.45 |
| Assessment \$ | 78,000.00 | Acreage | |
| Annual Taxes \$ | \$1,809.00 | Fronting On | West |
| | | Land Type | Deeded Land |
| | | | |
| Possession | | | |
| Closing Date | | | |

Public Remarks Great 3 bedroom, 1 bath slab bungalow. Everything conveniently located on one floor. Large kitchen with lots of cupboard space. Open concept floor plan. Living room features patio doors that lead to a front patio. Spacious bedrooms. Primary bedroom offers patio door walkout to large 12 x 16 deck with enclosed pergola. Attached 1 car carport and fully fenced yard. Added feature is a double driveway (one on each side of property). Gas forced air installed March 2022. Shingles replaced 2016. Walking distance to all downtown amenities and more. Ready for you to move right in! Call to view today.

Directions

Roll # **574100003808900**
PIN **316240017**

| | | | |
|---|-----------------------|--------------------|--|
| 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 | 0 |
| TTL | 3 | | |
| # Full Baths | 1 | # Half Baths | 0 |
| TTL | 1 | | |
| Age | 1957 | Age (Building) | 26+ |
| Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo | | | |
| Rental Equip | HOT WATER TANK | | |
| | | STYLE | Bungalow |
| | | SERVICES AVAILABLE | Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone |
| | | WATER/WELL | Municipal Water |
| | | SEWER/SEPTIC | Sewer |
| | | SITE INFLUENCES | Golf Course, Recreational Trails |
| | | BASEMENT 1 | Slab or Corefloor |
| | | EXTERIOR FINISH | Siding |
| | | FEATURES INTERIOR | Main Floor Family Room, Main Floor Laundry |
| | | FEATURES EXTERIOR | Deck, Fenced Yard, Storage Shed |
| | | HEATING TYPE | Forced Air |
| | | HEATING SOURCE | Natural Gas |
| | | GARAGE TYPE/SIZE | Carport |
| | | DRIVEWAY SIZE | Double |
| | | DRIVEWAY DETAILS | Asphalt |

Chattel Included **FRIDGE, STOVE, DISHWASHER, WASHER, DRYER**

Fixtures Excluded **NONE**

| LEVEL | ROOM | SIZE | FLOOR |
|-------|-------|------------|----------|
| MFLR | KITCH | 9 X 8 | VINYL |
| MFLR | DINRM | 11 X 6 | VINYL |
| MFLR | LIVRM | 17.6 X 12 | LAMINATE |
| MFLR | PBDRM | 13 X 9.6 | LAMINATE |
| MFLR | BDRM2 | 11.2 X 8.7 | LAMINATE |
| MFLR | BDRM3 | 10 X 8 | LAMINATE |
| MFLR | LAUND | 8 X 7.9 | VINYL |
| MFLR | BATH1 | 5.2 X 8.1 | VINYL |

| LEVEL | ROOM | SIZE | FLOORING |
|-------|------|------|----------|
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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**