

CLIENT VIEW



List Price	\$159,900	MLS #	SM132066
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	4596B Highway 17		
City	The North Shore	P0R 1K0	
District	East	Zoning	Residential
Sub District	North Shore	Lot Size	N/A
Assessment \$	89,000.00	Acreage	
Annual Taxes \$	\$1,192.42	Fronting On	South
		Land Type	
Possession			
Closing Date			

Public Remarks Investment Opportunity, tenancy in place. 2 Bedroom/1 bath brick bungalow located on double lot, just under an acre, within walking distance to Serpent River. On highway 17 midway between Sault Ste. Marie & Sudbury for the commuter. Lots of parking available. Garage and large storage space for all your toys. Open concept kitchen and living-room with patio doors off kitchen to deck overlooking back yard. Unfinished basement. Kitchen cabinets, flooring in kitchen and living-room, oil tank, furnace & some windows upgraded in 2016.

Directions

Roll # **574003000209500**
PIN **314190274**

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	2	# Bdrms BG	TTL 2
# Full Baths	1	# Half Baths	TTL 1
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
\$125/MTH		\$150/MTH AVG	
Rental Equip			
		STYLE	Bungalow
		SERVICES AVAILABLE	Cable, High Speed Internet, Hydro, Telephone
		WATER/WELL	Dug Well
		SEWER/SEPTIC	Septic
		SITE INFLUENCES	Scenic View
		BASEMENT 1	Full Basement
		FOUNDATION	Poured Concrete
		EXTERIOR FINISH	Brick
		FEATURES INTERIOR	Built-in Range Top, Storage Room, Water Softener
		FEATURES EXTERIOR	Deck
		HEATING TYPE	Forced Air
		HEATING SOURCE	Oil
		GARAGE TYPE/SIZE	1.5 Car, Detached
		DRIVEWAY SIZE	Triple
		DRIVEWAY DETAILS	Asphalt, Gravel

Chattel Included

Fixtures Excluded

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	11.8 x 15.5					
MFLR	LIVRM	12.5 x 18.8					
MFLR	BATH1	7.10 x 3.9					
MFLR	PBDRM	14.4 x 12.0					
MFLR	BDRM2	11.0 x 11.8					
MFLR	FOYER	8.1 x 10.6					

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**