



## CLIENT VIEW



List Price	<b>\$214,999</b>	MLS #	<b>SM251904</b>
Status	<b>FOR SALE</b>	Type	<b>Detached</b>
		SubType	<b>Residential</b>
Address	<b>8 &amp; 10 Richard ST</b>		
City	<b>Spanish P0P 2A0</b>		
District	<b>East</b>	Zoning	<b>Farm/Residential</b>
Sub District	<b>Spanish</b>	Lot Size	
Assessment \$	<b>8,100.00</b>	Acreage	
Annual Taxes \$	<b>\$677.06</b>	Fronting On	<b>East</b>
	<b>2025</b>	Land Type	<b>Deeded Land</b>
	<b>/</b>		
Possession			
Closing Date			

**Public Remarks** **Unique Residential & Hobby Farm Opportunity – Two Lots in One! Located in Spanish just off the highway 17. This rare double-lot property offers a blend of rural tranquility and modern convenience. This versatile parcel is designated for both residential and farm use—perfect for those looking to embrace country living with room to grow. The current owner has cultivated a cozy hobby farm, complete with ducks, chickens, and rabbits. The home features a spacious kitchen and dining area with a walk-out sliding glass door that opens directly to the backyard—ideal for entertaining or simply enjoying your peaceful surroundings. Newer metal roof for long-term durability, Detached garage with hydro—great for a workshop or additional storage. Surrounded by miles of forest and close to scenic rivers and lakes, offering endless outdoor recreation. Whether you're looking to homestead, garden, or simply enjoy small-town life, this property offers a unique lifestyle opportunity. Don't miss your chance to own a piece of country charm with all the essentials already in place!**

**Directions**Roll # **573900000608800**PIN **314210879**

Waterfront Y/N	<b>No</b>	Waterfront Name		
Sign Y/N	<b>Yes</b>	Lockbox Y/N	<b>Yes</b>	
Local Imprv	<b>No</b>	Imprv Cost \$		
Survey Y/N	<b>No</b>	Survey Date		
Approx SqFt	<b>701-1000</b>	SPIS Y/N		
# Bdrms AG	<b>1</b>	# Bdrms BG	<b>0</b>	
TTL	<b>1</b>			
# Full Baths	<b>1</b>	# Half Baths	<b>0</b>	
TTL	<b>1</b>			
Age	<b>1955</b>	Age (Building)	<b>26+</b>	
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo				
Rental Equip	<b>Reliance rental approx. \$120.00 per month.</b>			
STYLE	<b>Bungalow</b>		HEATING TYPE	<b>Forced Air</b>
WATER/WELL	<b>Municipal Water</b>		HEATING SOURCE	<b>Propane Gas</b>
SEWER/SEPTIC	<b>Sewer</b>		GARAGE TYPE/SIZE	<b>1 Car</b>
BASEMENT 1	<b>Crawl, None</b>		DRIVEWAY SIZE	<b>Single</b>
EXTERIOR FINISH	<b>Siding, Vinyl</b>		DRIVEWAY DETAILS	<b>Gravel</b>

Chattel Included **Fridge, Stove Dryer**Fixtures Excluded **N/A**

LEVEL	ROOM	SIZE	FLOOR
MFLR	KITCH	18.4 x 18.5	
MFLR	LIVRM	15.6 x 11	
MFLR	LAUND	7.7 x 7.9	
MFLR	BDRM1	8 x 12.3	
MFLR	BATH1	7.5 x 7.4	

LEVEL	ROOM	SIZE	FLOORING

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**