

CLIENT VIEW



List Price	<b>\$239,900</b>	MLS #	<b>SM222982</b>
Status	<b>FOR SALE</b>	Type	<b>Detached</b>
		SubType	<b>Residential</b>
Address	<b>15 Cedar PL</b>		
City	<b>Elliot Lake</b>		<b>P5A 2H2</b>
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>50 X 100</b>
Assessment \$	<b>82,000.00</b>	Acreage	
Annual Taxes \$	<b>\$1,817.00</b>	Fronting On	<b>North</b>
		Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

**Public Remarks** Charming home in a fabulous location located on a cul - de - sac with direct access to trails for Atv/sledding/ walking/ hiking and more. Newly renovated main level space opened to create a bright open livingroom (original bedroom removed). Addition of 2 pc bathroom on main level an additional bonus. 2 bedrooms on 2nd level (with walk in closets). Finished family room on lower level and generous laundry space. Garage 20 X 15 perfect for vehicles/toys and more. GFA 2014, A/C 2018, Shingles 2017. Move in ready. Freshly painted November 2022. Call to view today.

**Directions** Located off Valley Crescent

Roll # **574100000315100**  
PIN **316280162**

Waterfront Y/N	<b>No</b>	Waterfront Name	
Sign Y/N	<b>Yes</b>	Lockbox Y/N	<b>No</b>
Local Imprv	<b>No</b>	Imprv Cost \$	
Survey Y/N	<b>No</b>	Survey Date	
Approx SqFt	<b>1001-1200</b>	SPIS Y/N	
# Bdrms AG	<b>2</b>	# Bdrms BG	<b>TTL 2</b>
# Full Baths	<b>1</b>	# Half Baths	<b>TTL 2</b>
Age	<b>1957</b>	Age (Building)	<b>26+</b>
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo	<b>\$100/MO</b>		
Rental Equip	<b>HOT WATER TANK \$33/MO</b>		
		STYLE	<b>1.5 Storey</b>
		SERVICES AVAILABLE	<b>Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		SITE INFLUENCES	<b>Recreational Trails</b>
		BASEMENT	<b>1 Full Basement</b>
		FOUNDATION	<b>Poured Concrete</b>
		EXTERIOR FINISH	<b>Siding</b>
		FEATURES INTERIOR	<b>Built-in Dishwasher, Central Air, Main Floor Family Room, Rec Room, Storage Room</b>
		FEATURES EXTERIOR	<b>Deck</b>
		HEATING TYPE	<b>Forced Air</b>
		HEATING SOURCE	<b>Natural Gas</b>
		GARAGE TYPE/SIZE	<b>1 Car</b>
		DRIVEWAY SIZE	<b>Double</b>
		DRIVEWAY DETAILS	<b>Asphalt</b>

**Chattel Included** FRIDGE, STOVE, B/I DISHWASHER, WASHER (as is, needs to run extra drain cycle at times to drain the water) DRYER, ALL

**Fixtures Excluded**

LEVEL	ROOM	SIZE	FLOOR
MFLR	KITCH	9.2 X 20.2	VINYL
MFLR	LIVRM	17.9 X 23	LAMINATE
2LVL	PBDRM	17.3 X 10.4	LAMINATE
2LVL	BDRM2	18.10 X 9.7	LAMINATE
BLVL	LAUND	11 X 8.6	VINYL
2LVL	BATH1	8.10 X 8.8	TILE
BLVL	RECRM	9.11 X 18.10	VINYL
BLVL	UTLRM	15.9 X 10.5	VINYL

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**  
E-mail: **admin@oakrealty.ca**  
Company Name: **Oak Realty Ltd. - OFFC: 705-848-9000**

**BROKERAGE STAFF**