

CLIENT VIEW



List Price	\$429,000	MLS #	SM240354
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	126 Spruce AVE		
City	Elliot Lake	P5A 2C5	
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	55 x 146.5
Assessment \$	128,000.00	Acreage	
Annual Taxes \$	\$2,837.44	Fronting On	West
		Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks Impressive family home located in neighborhood #1 just steps from the beach! This property showcases an oversized flat lot with a beautiful stone driveway, fully fenced private backyard, large back deck, lovely gardens and an enormous 16 x 24 ft Denali gazebo equipped with water, electricity, heating and air conditioning (can be used year round)! Immaculate main floor features a lovely kitchen with stainless steel appliances, a good sized bedroom, 2 piece bath and expansive patio doors leading to the back deck. Upstairs you will find 2 spacious bedrooms with walk-in closets and an updated bathroom. Fully finished basement offers a generous sized family room and a beautiful bathroom with a soaker tub and a walk-in shower with his & her shower heads. If that isn't enough this fabulous family home also offers laundry facilities upstairs as well as downstairs, new windows and doors, updated electrical, shingles (2020) and siding (2021). Gas forced air heating and central air will keep you comfortable every season. This exceptional home could be yours. Don't miss out and call today!

Roll # **574100003104300**
PIN **316280116**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	No	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	2	# Half Baths	2
TTL	4		
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	None		
		STYLE	1.5 Storey
		SERVICES AVAILABLE	Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		SITE INFLUENCES	Parks, Recreational Trails, Scenic View
		BASEMENT	1 Full Basement
		EXTERIOR FINISH	Siding
		FEATURES INTERIOR	Built-in Dishwasher, Central Air, Hardwood Floors, Rec Room, Storage Room, Sunroom
		FEATURES EXTERIOR	Fenced Yard, Patio, Storage Shed
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		DRIVEWAY SIZE	Double
		DRIVEWAY DETAILS	Interlocking Brick

Chattel Included **Fridge, Stove, Dishwasher, 2 Sets of Washer & Dryer's, 2 Sheds, All Curtains, Blinds & Rods, Microwave, the Bookshelf in the**

Fixtures Excluded **Mirror in the Kitchen**

LEVEL	ROOM	SIZE	FLOOR
MFLR	LIVRM	11.37 x 17.14	Hardwood
MFLR	KITCH	16.64 x 8.14	Laminate
MFLR	BATH1	2.73 x 6.43	Laminate, 2-PC
MFLR	BDRM1	10.28 x 11.41	Hardwood
2LVL	BATH2	8.49 x 6.45	Tile, 4-PC
2LVL	BDRM2	9.16 x 12.06	Laminate
2LVL	BDRM3	10.41 x 12.05	Laminate
BLVL	RECRM	22.23 x 8.15	Laminate

LEVEL	ROOM	SIZE	FLOORING
BLVL	BATH3	11.6 x 6.3	Laminate, 3-PC
BLVL	BATH4	6.0 x 4.78	Laminate, 2-PC
BLVL	LAUND	10.32 x 8.54	Concrete

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**