

CLIENT VIEW



List Price	\$219,999	MLS #	SM231519
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	37 McLaren CRES		
City	Elliot Lake	P5A 3M3	
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	41.0 x 105.0
Assessment \$	97,000.00	Acreage	
Annual Taxes \$	\$2,150.25	Fronting On	North
		Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks This 4 level backsplit home is located on a quiet cres away from busy traffic and backs onto bush for optimal privacy. Main floor showcases a fabulous open concept floor plan with nice wood feature walls. Upper level offers a beautifully remodeled bathroom and an enormous master bedroom with a generous amount of closet space and patio doors leading to the back deck. Spacious lower level rec-room is ideal for entertaining and can be used for many purposes. You will find laundry facilities and an abundance of storage space in the basement. This property has gas forced air heating and a cozy gas fireplace in the rec-room. Quick closing possible!

Directions

Roll # **574100005902000**
PIN **314040139**

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	2	# Bdrms BG	0
TTL	2		
# Full Baths	1	# Half Baths	0
TTL	1		
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	HWT	STYLE	Back Split
		SERVICES AVAILABLE	Bus Service, Garbage PickUp, High Speed Internet, Hydro, Natural Gas
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		SITE INFLUENCES	Recreational Trails, Wooded Lot
		BASEMENT 1	Full Basement
		EXTERIOR FINISH	Brick, Siding
		FEATURES INTERIOR	Built-in Dishwasher, Central Air, Central Vacuum, Rec Room, Storage Room, Jetted Tub
		FEATURES EXTERIOR	Deck, Fenced Yard, Storage Shed
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		DRIVEWAY SIZE	Single
		DRIVEWAY DETAILS	Gravel

Chattel Included Fridge, Stove, B/I Dishwasher, Shed, Movable Island, Central Vac and Attachments, Washer & Gas Dryer, TV Wall Mount in LR,

Fixtures Excluded None

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	12.6 x 11.6					
MFLR	LIVRM	20.6 x 11.8					
2LVL	PBDRM	11.5 x 19.8					
2LVL	BDRM2	9.5 x 8.2					
2LVL	BATH1	---					
BLVL	RECRM	22.0 x 18.5					
SUB	LAUND	20 x 14					

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**