

CLIENT VIEW



List Price	<b>\$242,000</b>	MLS #	<b>SM240680</b>
Status	<b>FOR SALE</b>	Type	<b>Semi-Detached</b>
		SubType	<b>Residential</b>
Address	<b>28 McQuarrie PL</b>		
City	<b>Elliot Lake</b>	<b>P5A 3C1</b>	
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>24.31 x 147.28</b>
Assessment \$	<b>89,000.00</b>	Acreage	
Annual Taxes \$	<b>\$2,064.69</b>	Fronting On	<b>West</b>
		Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

**Public Remarks** Welcome home! This charming semi-detached bungalow is situated in a quieter area of town and features a nice oversized private backyard oasis. Backyard is fully fenced and boasts a gazebo, 3 storage sheds and gate access at the back of the property for your toys! The main floor features a bright and inviting living room with hardwood floors, a lovely eat-in kitchen and a spacious bathroom with a jet tub. Laundry is conveniently located on the main floor and access to the back deck is accessible from the second bedroom. Fully finished basement offers a generous sized rec-room with a wet bar and an abundance of built-in shelving and storage. You will also find an office/guest space and a second bathroom. This home is also equipped with gas forced air heating (new 2016), central air conditioning, hot water on demand (new 2023) and a brand new aluminum roof (2023) that comes with a 50 year transferable warranty! Plenty of parking is available and this property is within close proximity to nature trails and freshwater lakes. Don't miss out on this fabulous home and call today!

**Directions**  
 Roll # **574100005204001**  
 PIN **316210218**

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		Survey Date	
Approx SqFt	<b>701-1000</b>	SPIS Y/N	
# Bdrms AG	<b>2</b>	# Bdrms BG	<b>0</b>
TTL	<b>2</b>		
# Full Baths	<b>2</b>	# Half Baths	<b>0</b>
TTL	<b>2</b>		
Age		Age (Building)	<b>26+</b>
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	<b>None</b>		
		STYLE <b>Bungalow</b>	FEATURES INTERIOR <b>Built-in Dishwasher, Central Air, Main Floor Laundry, Rec Room, Jetted Tub</b>
		SERVICES AVAILABLE <b>Bus Service, Cable, Garbage PickUp, High Speed Internet, Natural Gas, Street Lights</b>	FEATURES EXTERIOR <b>Deck, Fenced Yard</b>
		WATER/WELL <b>Municipal Water</b>	HEATING TYPE <b>Forced Air</b>
		SEWER/SEPTIC <b>Sewer</b>	HEATING SOURCE <b>Natural Gas</b>
		BASEMENT 1 <b>Full Basement</b>	DRIVEWAY SIZE <b>Single</b>
		EXTERIOR FINISH <b>Brick, Siding</b>	DRIVEWAY DETAILS <b>Asphalt</b>

**Chattel Included** SS Fridge (2022), Stove (2023), B/i dishwasher, Washer & Dryer, Fridge in Laundry Room, Freezer in Basement, Storage

**Fixtures Excluded** None

LEVEL	ROOM	SIZE	FLOOR
MFLR	LIVRM	23 x 8.96	Hardwood
MFLR	KITCH	10.28 x 7.92	Tile
MFLR	DINNK	10 x 9.05	Tile
MFLR	BATH1	4.93 x 11.79	Tile
MFLR	BDRM1	8 x 14.24	Tile
MFLR	BDRM2	10.91 x 10.96	Laminate
BLVL	RECRM	21.62 x 18.24	Carpet
BLVL	UTLRM	8 x 12.43	Concrete

LEVEL	ROOM	SIZE	FLOORING
BLVL	OFFIC	9.13 x 11.66	Carpet
BLVL	BATH2	4.47 x 8.90	Linoleum, 3-PC
BLVL	STRG	8.70 x 7.41	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**  
 E-mail: **admin@oakrealty.ca**  
 Company Name: **Oak Realty Ltd. - OFFC: 705-848-9000**

**BROKERAGE STAFF**