

CLIENT VIEW



List Price	\$269,000	MLS #	SM240334
Status	FOR SALE	Type	Detached
		SubType	Residential
Address	60 Spruce AVE		
City	Elliot Lake	P5A 2B8	
District	East	Zoning	Residential
Sub District	Elliot Lake	Lot Size	59.6 x 122.1
Assessment \$	100,000.00	Acreage	
Annual Taxes \$	\$2,216.75	Fronting On	South
		Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks Welcome home! This charming property offers loads of character and is located in a desired neighborhood close to the beach, arena, schools and the downtown core. This great home features beautiful original hardwood floors, 2 bedrooms with walk-in closets and you will find updated bathrooms on every floor for extra convenience. Main floor radiates with natural light and offers a 3rd bedroom/office space with garden doors leading to the backyard. Cozy eat-in kitchen boasts newer countertops, double stainless sink, and backsplash and the finished basement showcases a large rec-room with a gas fireplace and plenty of storage room. Enjoy your morning coffee or unwind at the end of the day with a glass of wine on the back deck! You will find a large attached carport with an automatic door opener and a generous sized heated workshop off the back of the garage/carport. This home also offers new light fixtures, laminate floors, updated windows, newer siding and insulation (2015), shingles (2020), updated electrical panel in the home and garage (2022) and new gas forced air furnace and central air (2021)! This fantastic home could be yours!

Roll # **574100000301000**
PIN **316280173**

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	3	# Bdrms BG	0
TTL	3		
# Full Baths	2	# Half Baths	1
TTL	3		
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
		BASEMENT 1	Full Basement
		EXTERIOR FINISH	Siding
		FEATURES INTERIOR	Built-in Dishwasher, Central Air, Hardwood Floors, Rec Room, Storage Room
		FEATURES EXTERIOR	Deck, Storage Shed
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		GARAGE TYPE/SIZE	1 Car, Carport
		DRIVEWAY SIZE	Single
		DRIVEWAY DETAILS	Asphalt

Chattel Included **Fridge, Stove, B/I Dishwasher, Washer & Dryer, HWT (gas), All Blinds, Shed, Bathroom Mirrors, Mirror at Side Entrance, TV Wall**

Fixtures Excluded **None**

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	KITCH	16.02 x 9.13	Laminate	BLVL	BATH3	8.29 x 5.91	Laminate, 3-Pc
MFLR	BDRM1	11.39 x 9.86	Hardwood	BLVL	LAUND	14.37 x 14.17	Laminate
MFLR	LIVRM	16.65 x 11.36	Hardwood				
MFLR	BATH1	5.22 x 2.18	Laminate, 2-Pc				
2LVL	BDRM2	16.79 x 8.97	Hardwood				
2LVL	BDRM3	16.79 x 10.67	Hardwood				
2LVL	BATH2	8.65 x 6.44	Tile, 4-PC				
BLVL	RECRM	21.86 x 9.62	Laminate				

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**