

CLIENT VIEW



Virtual Tour

List Price \$449,000	MLS # SM240896
Status FOR SALE	Type Detached
	SubType Residential
Address 45 Lakeview RD	
City Elliot Lake	P5A 2H9
District East	Zoning residential
Sub District Elliot Lake	Lot Size 51 x 130
Assessment \$ 119,000.00	Acreage
Annual Taxes \$ \$2,760.00	Fronting On South
	Land Type Deeded Land
Possession	
Closing Date	

Public Remarks **For the first time since 1969 this one of a kind home is being offered for sale. Located in the most sought after neighbourhood in Elliot Lake, this adorable two storey residence is waiting for you to call it home. The park like yard features stunning views of Elliot Lake allowing for lakeside living within city limits. Everything has been meticulously maintained and cared for with plenty of updates. Don't hesitate...call and book your private showing today!**

Directions

Roll # **574100000105700**
PIN **316290170**

Waterfront Y/N No	Waterfront Name
Sign Y/N Yes Lockbox Y/N Yes	STYLE Bungalow SERVICES AVAILABLE Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone WATER/WELL Municipal Water SEWER/SEPTIC Sewer SITE INFLUENCES Parks, Recreational Trails, Scenic View, Waterfront Lot, Wooded Lot BASEMENT 1 Slab or Corefloor EXTERIOR FINISH Siding
Local Imprv No Imprv Cost \$	
Survey Y/N Survey Date	FEATURES INTERIOR Built-in Dishwasher, Dining Room - Separate, Main Floor Family Room, Main Floor Laundry, Rec Room FEATURES EXTERIOR Balcony, Patio, Storage Shed HEATING TYPE Baseboard, Fireplace HEATING SOURCE Electric, Natural Gas DRIVEWAY DETAILS Asphalt
Approx SqFt 1201-1400 SPIS Y/N	
# Bdrms AG 3 # Bdrms BG 0 TTL 3	
# Full Baths 1 # Half Baths 0 TTL 1	
Age Age (Building) 26+	
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo	
\$1250/yr \$1260/yr	
Rental Equip HWT \$119/quarterly	

Chattel Included **Fridge, Stove, Washer, Dryer, Dishwasher, 2 Storage Sheds, Lawn Mower, 2 Adirondack Chairs, Glass Patio Table & 6 Chairs, 2**

Fixtures Excluded **None**

LEVEL	ROOM	SIZE	FLOOR
MFLR	LIVRM	11.5 x 14.10	Laminate
MFLR	DINRM	9.5 x 11.5	Vinyl
MFLR	KITCH	11.7 x 8.9	Vinyl
MFLR	LAUND	11.9 x 9.1	Vinyl
2LVL	RECRM	17.0 x 16.11	Carpet
2LVL	PBDRM	11.2 x 11.10	Carpet
2LVL	BDRM2	8.10 x 11.0	Carpet
2LVL	BDRM3	17.0 x 5.9	Carpet

LEVEL	ROOM	SIZE	FLOORING
MFLR	BATH1	8.0 x 2.3	

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**