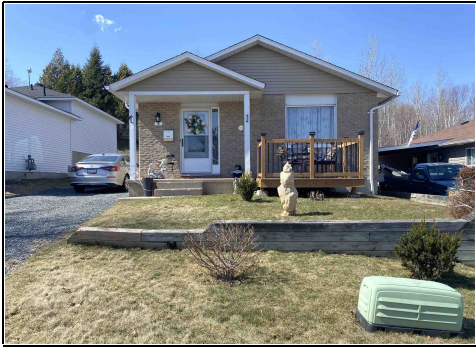


CLIENT VIEW



List Price	<b>\$249,900</b>	MLS #	<b>SM240731</b>
Status	<b>FOR SALE</b>	Type	<b>Detached</b>
		SubType	<b>Residential</b>
Address	<b>6 Beaumier CRES</b>		
City	<b>Elliot Lake</b>		<b>P5A 2Z1</b>
District	<b>East</b>	Zoning	<b>Residential</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>39.37 x 104.99</b>
Assessment \$	<b>97,000.00</b>	Acreage	
Annual Taxes \$	<b>\$2,250.28</b>	Fronting On	<b>East</b>
		Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

**Public Remarks** Located on a quiet crescent, this charming property is sure to please! For starters, this property showcases attractive curb appeal, newer front and back deck to enjoy on those warmer summer days and backs onto bush for some added privacy! This wonderful family home offers 3 bedrooms, a bright and inviting living room and a nice open kitchen/dining space. Several updates have been made to the bathroom and new flooring is found throughout most of the home. Lower level offers a spacious L shaped rec-room and an abundance of storage space. This home comes with gas forced air heating, central air (new 2021), a new gravel driveway (2023), new eavestrough and new shingles (2022). This lovely home is a must see! Call today!

Directions

Roll # **574100005301700**  
PIN **316210271**

Waterfront Y/N	<b>No</b>	Waterfront Name	
Sign Y/N	<b>Yes</b>	Lockbox Y/N	<b>Yes</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>3</b>	# Bdrms BG	<b>0</b>
TTL	<b>3</b>		
# Full Baths	<b>1</b>	# Half Baths	<b>0</b>
TTL	<b>1</b>		
Age		Age (Building)	<b>26+</b>
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
<b>\$80/mth approx. \$128/mth</b>			
Rental Equip	<b>Furnace &amp; HWT \$127.49/mth</b>		
		STYLE	<b>Bungalow</b>
		SERVICES AVAILABLE	<b>Garbage Pickup, High Speed Internet, Hydro, Natural Gas, Street Lights</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		BASEMENT 1	<b>Full Basement</b>
		EXTERIOR FINISH	<b>Brick, Siding</b>
		FEATURES INTERIOR	<b>Built-in Dishwasher, Central Air, Rec Room</b>
		FEATURES EXTERIOR	<b>Deck, Storage Shed</b>
		HEATING TYPE	<b>Forced Air</b>
		HEATING SOURCE	<b>Natural Gas</b>
		DRIVEWAY SIZE	<b>Single</b>
		DRIVEWAY DETAILS	<b>Gravel</b>

Chattel Included **SS Fridge, SS Stove, B/I Dishwasher, Washer & Dryer, Chest Freezer in basement, Shelving in Basement, All Window Coverings,**

Fixtures Excluded **None**

LEVEL	ROOM	SIZE	FLOOR
MFLR	DINRM	8.26 x 9.28	
MFLR	LIVRM	12.80 x 16.87	
MFLR	KITCH	9.10 x 8.0	
MFLR	BATH1	10.65 x 4.93	
MFLR	BDRM1	9 x 9	
MFLR	BDRM2	12.24 x 10.0	
MFLR	BDRM3	14.39 x 10.66	
BLVL	LAUND	24.65 x 21.67	

LEVEL	ROOM	SIZE	FLOORING
BLVL	RECRM	10.72 x 16.30	

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**