M

CLIENT VIEW			
List Price <b>\$525,000</b>		MLS #	SM240220
Status FOR SALE		Туре	Detached
		SubType	Residential
Address 4 Gauthier PL			
City Elliot Lake			P5A 3M1
District East		Zoning	Residential
Sub District Elliot Lake		Lot Size	60.5 x 144.0
Assessment \$ 226,000.00		Acreage	
Annual Taxes \$ <b>\$5,242.92</b>	2023	Fronting On	North
	/	Land Type	Deeded Land
Possession			
Closing Date			

Virtual Tour

Public Remarks Built in 2009 this stunning bungalow is sure to impress. From the moment you enter there is no doubt you'll feel right at home. Large bright windows surround a gorgeous dining space. In the kitchen, enjoy heated floors, Cambrian quartz counters and stainless steel appliances. Hardwood floors through out lead to a cozy living room complete with patio doors that walk out to a large flat fenced yard. Main floor laundry provides access to attached heated 1.5 car garage. The master bedroom features a walk-in closet and adorable ensuite. The lower level offers a spacious finished rec room, 8ft high ceilings and a show stopping large stone gas fireplace. The recently renovated bathroom is a dream, complete with modern glass walk-in shower and tiled heated floors. The remainder of the Rec Room offers an office space, cute additional guest bedroom, and loads of storage. Want it all? Call today for your private showing!

Directions

## Roll # 574100005905105

## PIN 316220669

Survey Y/NNoSurvey DateSurvey Y/NNoSPIS Y/NSERVICES AVAILABLEBus Service, GarbageApprox SqFt1601-1800SPIS Y/NPickUp, High Speed Internet, Hydro, NaturalDishwasher, Central Air, Dining Room -# Bdrms AG 3# Bdrms BG 1TTL 4WATER/WELLMunicipal WaterSeparate, Electric Air Cleaner, Ensuite,# Full Baths 2# Half Baths 0TTL 3SEWER/SEPTICSewerMain Floor Laundry, Rec Room								
Local ImprvNoImprv Cost \$STYLEBungalowFEATURES INTERIORAir Conditioner,Survey Y/NNoSurvey DateSPIS Y/NSERVICES AVAILABLEBus Service, GarbageExchanger, Built In Microwave, Built-inApprox SqFt1601-1800SPIS Y/NNoServices AVAILABLEBus Service, GarbageExchanger, Built In Microwave, Built-in# Bdrms AG3# Bdrms BG1TTL4WATER/WELLMunicipal WaterSeparate, Electric Air Cleaner, Ensuite,# Full Baths2# Half Baths0TTL3SEWER/SEPTICSewerMain Floor Laundry, Rec RoomAge2009Age (Building)11-15SITE INFLUENCESParksFEATURES EXTERIORDeck, Fenced YaHydro Costs \$ / Per Heat Cost \$ / Per Condo/Lot Fee \$/MoBASEMENT 1Full BasementFOUNDATIONStyrofoam BlockFEATURES OURCE	Waterfront \	Y/N	No				Waterfront Name	
Survey Y/NNoSurvey DateApprox SqFt1601-1800SPIS Y/NNo# Bdrms AG3# Bdrms BG1TTL# Bdrms AG3# Bdrms BG1TTL# Full Baths2# Half Baths0TTLAge2009Age (Building)11-15Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/MoSETRICTIONSEasement8000.00/yr1200.00/yr1200.00/yr	Sign Y/N	Yes	Lockbox Y/N Y	′es				
Approx SqFt 1601-1800SPIS Y/N NoPickUp, High Speed Internet, Hydro, Natural Gas, Street LightsDishwasher, Central Air, Dining Room - Separate, Electric Air Cleaner, Ensuite, Hardwood Floors, Main Floor Family Room4 prox SqFt 1601-1800SPIS Y/N No # Bdrms BG 1TTL 4WATER/WELL Municipal Water SEWER/SEPTIC SewerDishwasher, Central Air, Dining Room - Separate, Electric Air Cleaner, Ensuite, Hardwood Floors, Main Floor Family Room4 ge2009 Age (Building)11-15 Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/MoSITE INFLUENCES Parks RESTRICTIONS Easement BASEMENT 1Full Basement FOUNDATION Styrofoam BlockPool Above Ground, Storage Shed HEATING SOURCE Natural Gas	_ocal Imprv 🕴	No	Imprv Cost \$				STYLE Bungalow	FEATURES INTERIOR Air Conditioner, Air
Approx SqFt 1601-1800       SPIS Y/N       No       Gas, Street Lights       Separate, Electric Air Cleaner, Ensuite,         # Bdrms AG 3       # Bdrms BG 1       TTL 4       WATER/WELL Municipal Water       Hardwood Floors, Main Floor Family Root         # Full Baths 2       # Half Baths 0       TTL 3       Sewer       Main Floor Laundry, Rec Room         Age       2009       Age (Building)       11-15       SITE INFLUENCES Parks       FEATURES EXTERIOR Deck, Fenced Ya         Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo       BASEMENT 1       Full Basement       FOUNDATION       Styrofoam Block	Survey Y/N	No	Survey Date				, <b>o</b>	
# Bdrms AG 3       # Bdrms BG 1       TTL 4       WATER/WELL Municipal Water       Hardwood Floors, Main Floor Family Root         # Full Baths 2       # Half Baths 0       TTL 3       SEWER/SEPTIC Sewer       Main Floor Laundry, Rec Room         Age       2009       Age (Building)       11-15       SITE INFLUENCES Parks       FEATURES EXTERIOR Deck, Fenced Ya         Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo       BASEMENT 1       Full Basement       FOOI Above Ground, Storage Shed         BASEMENT 1       Full Basement       FOUNDATION Styrofoam Block       HEATING SOURCE Natural Gas	Approx SqFt 1	1601-	1800	SPIS	Y/N	No		
# Full Baths 2       # Half Baths 0       TTL 3         Age       2009 Age (Building)       11-15         Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo       SEWER/SEPTIC Sewer         3000.00/yr       1200.00/yr	•• •						Gas, Street Lights	Separate, Electric Air Cleaner, Ensuite,
Age       2009       Age (Building)       11-15         Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo       SITE INFLUENCES Parks       FEATURES EXTERIOR Deck, Fenced Ya         BASEMENT 1       Full Basement       Pool Above Ground, Storage Shed         BASEMENT 1       Full Basement       HEATING TYPE Forced Air         FOUNDATION       Styrofoam Block       HEATING SOURCE Natural Gas	F Barms AG 3	3	# Barms BG 1	IIL	4		WATER/WELL Municipal Water	Hardwood Floors, Main Floor Family Room,
Restrictions     Restrictions     Easement       Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo     RESTRICTIONS     Easement       BASEMENT 1     Full Basement     HEATING TYPE       FOUNDATION     Styrofoam Block     HEATING SOURCE	# Full Baths 2	2	# Half Baths 0	TTL	3		SEWER/SEPTIC Sewer	Main Floor Laundry, Rec Room
Basement     Heat Cost \$ / per Condo/Lot Fee \$/MO       3000.00/yr     1200.00/yr       Foundation       Styrofoam Block	Age 2	2009	Age (Building)	11-	15		SITE INFLUENCES Parks	FEATURES EXTERIOR Deck, Fenced Yard,
3000.00/yr 1200.00/yr FOUNDATION Styrofoam Block HEATING SOURCE Natural Gas	Hydro Costs \$	6 / Per	Heat Cost \$ / per	Cond	o/Lot	Fee \$/Mo		, 5
	3000.00/yr		1200.00/yr					
	Rental Equip <b>N</b>	None						GARAGE TYPE/SIZE 1.5 Car
DRIVEWAY SIZE Triple								DRIVEWAY SIZE Triple

Chattel Included

Fridge, Gas Stove, Rangehood Microwave, B-I Dishwasher, Chest Freezer in basement, Hot water Tank, Washer & Dryer, 4x6

Fixtures Excluded

Stand up freezer in basement

LEVEL	ROOM	SIZE	FLOOR	LEVEL	ROOM	SIZE	FLOORING
MFLR	КІТСН	10.11 x 10.6		MFLR	BDRM2	10.2 x 10.11	
MFLR	DINRM	12.7 x 13.0		BLVL	OFFIC	14.10 x 15.0	
MFLR	LIVRM	21.4 x 16.5		BLVL	BATH2	7.0 x 12.71	
MFLR	BATH1	7.2 x 8.1		BLVL	STRG	12.4 x 5.7	
MFLR	LAUND	10.7 x 9.7		BLVL	RECRM	22.8 x 22.8	
MFLR	PBDRM	11.11 x 15.1					
MFLR	EBTH1	5.9 x 7.4					
MFLR	BDRM1	11.11 x 13.0					

 List Office
 Oak Realty Ltd. - OFFC: 705-848-9000
 Selling Office

 Sold Price
 Firm Date

 Sold Price
 Compliments of

 Megan Admin\_Woods - OFFC: 705-848-9000
 BROKERAGE STAFF

 admin@oakrealty.ca
 oak Realty Ltd. - OFFC: 705-848-9000

 Oak Realty Ltd. - OFFC: 705-848-9000
 BROKERAGE STAFF

This information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. The Sault Ste. Marie Real Estate Board assumes no responsibility for its accuracy. 04/12/2024 10:26 AM