

CLIENT VIEW



Virtual Tour

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

**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**

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	<b>No</b>	Survey Date	
Approx SqFt	<b>1601-1800</b>	SPIS Y/N	<b>No</b>
# Bdrms AG	<b>3</b>	# Bdrms BG	<b>1</b>
TTL	<b>4</b>		
# Full Baths	<b>2</b>	# Half Baths	<b>0</b>
TTL	<b>3</b>		
Age	<b>2009</b>	Age (Building)	<b>11-15</b>
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo	<b>3000.00/yr</b>	<b>1200.00/yr</b>	
Rental Equip	<b>None</b>		
		STYLE	<b>Bungalow</b>
		SERVICES AVAILABLE	<b>Bus Service, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		SITE INFLUENCES	<b>Parks</b>
		RESTRICTIONS	<b>Easement</b>
		BASEMENT 1	<b>Full Basement</b>
		FOUNDATION	<b>Styrofoam Block</b>
		EXTERIOR FINISH	<b>Brick, Siding</b>
		FEATURES INTERIOR	<b>Air Conditioner, Air Exchanger, Built In Microwave, Built-in Dishwasher, Central Air, Dining Room - Separate, Electric Air Cleaner, Ensuite, Hardwood Floors, Main Floor Family Room, Main Floor Laundry, Rec Room</b>
		FEATURES EXTERIOR	<b>Deck, Fenced Yard, Pool Above Ground, Storage Shed</b>
		HEATING TYPE	<b>Forced Air</b>
		HEATING SOURCE	<b>Natural Gas</b>
		GARAGE TYPE/SIZE	<b>1.5 Car</b>
		DRIVEWAY SIZE	<b>Triple</b>

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
MFLR	KITCH	10.11 x 10.6	
MFLR	DINRM	12.7 x 13.0	
MFLR	LIVRM	21.4 x 16.5	
MFLR	BATH1	7.2 x 8.1	
MFLR	LAUND	10.7 x 9.7	
MFLR	PBDRM	11.11 x 15.1	
MFLR	EBTH1	5.9 x 7.4	
MFLR	BDRM1	11.11 x 13.0	

LEVEL	ROOM	SIZE	FLOORING
MFLR	BDRM2	10.2 x 10.11	
BLVL	OFFIC	14.10 x 15.0	
BLVL	BATH2	7.0 x 12.71	
BLVL	STRG	12.4 x 5.7	
BLVL	RECRM	22.8 x 22.8	

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**