



[45 Lawrence Av Elliot Lake On P5A 3P4](#)

MLS®#: 2065626 Price: \$79,900
 Possession: OUTBO/DI99 Status: **Active**
 Dist/Sub: Single Family

Bldg Type: House Beds: 3
 Style: 2 Level Baths: 1/1
 Style-Attach: Semi Detached SqFt: 1,050
 Style-Split: Tot Living: 1,050
 Storeys: 2 Storey Zoning: RESIDENTIAL
 Lot Size: 49 X 115.39
 Bld Age: 41 to 60 Yrs Prop Size: Under 0.5 Acres
 Taxes/Year: \$1189.07/2018 Garage: No

Details

Title to Land: Freehold

Improve/Date:

Features

Heat Type: Forced Air	Flooring:	# Parking: 2
Heat Fuel: Natural Gas	Bsmt Type: Full	Parking: Paved
Cool Type:	Bsmt Dev: Unfinished	Road: Paved Road
Util-Water: Municipal	Bsmt Feat:	Rd Mnt:
Util-Sewer: Municipal	Foundation:	Access: Year Round Road Access
Utility Type: Hydro, Natural Gas	Roof: Asphalt	Storage:
Util-Comm:	Exterior: Aluminum Siding	Structures:
Fire Alarm: Unknown	Construction: Wood Frame	Fencing: Not Fenced

Inclusions/Exclusions

Rent Equip: Water Heater - Electric
 Exclusions: All Rentals (Hot Water Tank)

Rooms

Type	Level	Dimensions	Type	Level	Dimensions
KITCHEN	MAIN FLOOR	10.5 x 9.0	DINING ROOM	MAIN FLOOR	13.0 x 8.8
LIVING ROOM	MAIN FLOOR	13.3 x 13.0	MASTER BEDROOM	MAIN FLOOR	14.3 x 8.8
BEDROOM	MAIN FLOOR	11.6 x 10.3	BEDROOM	MAIN FLOOR	10.0 x 9.0

Public Remarks

Upgraded two story semi-detached on a very quiet side street. Excellent proximity to beach and plenty of walking/ATV trails. This home has much to offer. Handicap accessible ramp. Call to view today.

List Brokerage: [SUTTON-BENCHMARK REALTY INC., BROKERAGE ELLIOT LAKE](#)

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