



# Sutton<sup>®</sup>

**SUTTON-BENCHMARK REALTY INC.,**  
BROKERAGE - Independently Owned and Operated

## MLS Listings Booklet

*- Elliot Lake Real Estate & Area -*



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6 Brunswick Walk, Elliot Lake ON P5A 2A8



**SUTTON-BENCHMARK REALTY INC.,**  
**BROKERAGE -Independently Owned and Operated**

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**\* MLS LISTINGS BOOKLET \***

Elliot Lake Real Estate & Area



**\* PROPERTIES FOR SALE \***


listed from Price lowest to highest


<b>Status: ACTIVE/FOR SALE</b>		<b>MLS#</b>	2084116
<b>Address</b> 17 Hergott Avenue, Elliot Lake – <b>NEW LISTING</b>		<b>Price</b>	\$97,900
	<b>Type/Style</b>	Semi-Detached 2 Storey	<b>Taxes/yr</b> \$1,168.56 /2018
	<b>Levels</b>	2 Level with basement	<b>Total Sq. Ft.</b> 1100
	<b>Garage</b>	No	<b>Lot Size</b> 32.32 X IRR
	<b>#Bed/#Bath</b>	3/2	<b>Waterfront</b> no
	<b>Heat Source/Type</b>	Gas Forced Air	<b>Zoning</b> RESIDENTIAL
	<b>Business Name/Type</b>	n/a	<b>Condo Fee</b> n/a
<b>Listing Office</b>	SUTTON-BENCHMARK REALTY INC., BROKERAGE ELLIOT LAKE		
<b>Remarks</b>	Spacious yet low-maintenance home with a fabulous view from your kitchen and dining room. Walk-out to the back deck overlooking the backyard. Main floor features a powder room and large living room which catches much of the afternoon sun. Roof shingles replaced in 2008. Second level features full 4 piece bath and three good size bedrooms. Full basement includes laundry area and offers plenty of options. Gas forced air heat. 200 amp service. Call to view today.		


<b>Status: ACTIVE/FOR SALE</b>		<b>MLS#</b>	2083742
<b>Address</b> 59 Frame Crescent, Elliot Lake		<b>Price</b>	\$89,000
	<b>Type/Style</b>	2 Storey Condo Townhouse	<b>Taxes/yr</b> \$1,563.21/2018
	<b>Levels</b>	2 Levels with basement	<b>Total Sq. Ft.</b> 1000
	<b>Garage</b>	No	<b>Lot Size</b> 0.00 X 0.00
	<b>#Bed/#Bath</b>	3/1	<b>Waterfront</b> No
	<b>Heat Source/Type</b>	Electric Baseboard	<b>Zoning</b> RESIDENTIAL
	<b>Business Name/Type</b>	n/a	<b>Condo Fee</b> \$198.00
<b>Listing Office</b>	SUTTON-BENCHMARK REALTY INC., BROKERAGE ELLIOT LAKE		
<b>Remarks</b>	Spacious three bedroom condo. Very clean and highly respected Condominium Corporation. This property is priced to go. Main level features a kitchen with large living/dining room combination. Full basement is mostly finished with a rough in for a bathroom. Second level features main full 4 piece bathroom and three bedrooms. Backyard includes a storage shed and is fully fenced in. This would make an excellent starter home or investment property. Call to view today.		

<b>Status: ACTIVE/FOR SALE</b>		<b>MLS#</b>	2083635
<b>Address</b> 21 Esten Drive South, Elliot Lake		<b>Price</b>	\$119,900
	<b>Type/Style</b>	Detached Bungalow	<b>Taxes/yr</b> \$2,009.11 /2018
	<b>Levels</b>	1 Level with basement	<b>Total Sq. Ft.</b> 1000
	<b>Garage</b>	No	<b>Lot Size</b> 39.37 X 111.54
	<b>#Bed/#Bath</b>	3/2	<b>Waterfront</b> No
	<b>Heat Source/Type</b>	Gas Forced Air	<b>Zoning</b> RESIDENTIAL
	<b>Business Name/Type</b>	n/a	<b>Condo Fee</b> n/a
<b>Listing Office</b>	SUTTON-BENCHMARK REALTY INC., BROKERAGE ELLIOT LAKE		
<b>Remarks</b>	Detached bungalow in a very desirable area. Main level features a full bathroom, 3 bedrooms, large living/dining room combination and kitchen area. Full basement is mostly finished includes a powder room and full rec room. Gas forced air heat. Call to view today.		

Brought to you by; PETER LENDAK, Sales Representative, Sutton-Benchmark Realty Inc., Brokerage, Elliot Lake Office  
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<b>Status: ACTIVE/FOR SALE</b>		<b>MLS#</b>	2083780	
<b>Address 114 Frame Crescent, Elliot Lake – NEW LISTING</b>		<b>Price</b>	<b>\$119,900</b>	
	<b>Type/Style</b>	Condo Townhouse	<b>Taxes/yr</b>	\$1,537.58 /2018
	<b>Levels</b>	2 Levels with basement	<b>Total Sq. Ft.</b>	1000
	<b>Garage</b>	No	<b>Lot Size</b>	0.00 X 0.00
	<b>#Bed/#Bath</b>	3/2	<b>Waterfront</b>	No
	<b>Heat Source/Type</b>	Electric Baseboard 2 Gas Fireplaces	<b>Zoning</b>	RESIDENTIAL
	<b>Business Name/Type</b>	n/a	<b>Condo Fee</b>	\$198.00
<b>Listing Office</b> SUTTON-BENCHMARK REALTY INC., BROKERAGE ELLIOT LAKE				
<b>Remarks</b>	This end unit townhome is located in Elliot Lake's best Condominium Corporation. Corner unit with extra privacy. Three bedrooms with one and a half baths. Two gas fireplaces heats home efficiently. This townhouse must be seen to be appreciated. Very Low traffic. Beautiful Walk out from your fully finished basement and enjoy the green space and breathtaking scenery at your fingertips with just a short trail through the bush to Angel Lake. Fully fenced in backyard. Very private with no neighbours behind. Extremely well managed Condo Corp at an affordable rate (\$198/month). Newer windows and shingles installed throughout the building. Solid brick veneer siding adds curb appeal. Call to view this turnkey property today!			

<b>Status: ACTIVE/FOR SALE</b>		<b>MLS#</b>	2083846	
<b>Address 2 LaPrairie Crescent, Elliot Lake – NEW LISTING</b>		<b>Price</b>	<b>\$137,500</b>	
	<b>Type/Style</b>	Back Split	<b>Taxes/yr</b>	\$1,620.39 /2018
	<b>Levels</b>	4 Levels with basement	<b>Total Sq. Ft.</b>	1100
	<b>Garage</b>	No	<b>Lot Size</b>	48.03 X 110.40
	<b>#Bed/#Bath</b>	2/2	<b>Waterfront</b>	No
	<b>Heat Source/Type</b>	Gas Forced Air	<b>Zoning</b>	RESIDENTIAL
	<b>Business Name/Type</b>	n/a	<b>Condo Fee</b>	\$0.00
<b>Listing Office</b> SUTTON-BENCHMARK REALTY INC., BROKERAGE ELLIOT LAKE				
<b>Remarks</b>	Immaculate semi-detached 4 level back split on a huge flat corner lot with double driveway and ample parking for all the vehicles and toys (8 cars minimum). New, durable wooden walkway built around the entire yard. Detached garage can be added. 3rd bedroom was converted to a double master bedroom (19' x 11'2") and has a walkout to a lovely patio perfect for enjoying your morning coffee. Can easily be converted back to a 3 bedroom. Full 4 piece bathroom on 2nd level has been extended for added space. Wide doors throughout for accessibility and senior friendly! Large living/dining area with sparkling chandelier and gleaming floors and spacious bright kitchen with 2nd walkout to newly built patio deck which is perfect for barbecues and entertaining guests. Mostly laminate flooring throughout. Finished rec room with adjacent spacious 2 piece bath which can easily be converted to a 3 piece. Clean, spacious, unfinished basement with a cold cellar. High efficiency gas forced air furnace. 200 amp service. Massive yard is fully fenced and backs onto a greenbelt, with property line extending past the fence including cedar trees and a shed. Nature at your fingertips. Transit at doorstep, steps to school and family restaurant. Located on a quiet side street.			

<b>Status: ACTIVE/FOR SALE</b>		<b>MLS#</b>	2083874	
<b>Address 4 LaPrairie Crescent, Elliot Lake – NEW LISTING</b>		<b>Price</b>	<b>\$119,900</b>	
	<b>Type/Style</b>	Back Split	<b>Taxes/yr</b>	\$1,763.97 /2018
	<b>Levels</b>	4 Levels with basement	<b>Total Sq. Ft.</b>	1100
	<b>Garage</b>	No	<b>Lot Size</b>	31.56 X 108.45
	<b>#Bed/#Bath</b>	3/2	<b>Waterfront</b>	No
	<b>Heat Source/Type</b>	Gas Forced Air	<b>Zoning</b>	RESIDENTIAL
	<b>Business Name/Type</b>	n/a	<b>Condo Fee</b>	\$0.00
<b>Listing Office</b> SUTTON-BENCHMARK REALTY INC., BROKERAGE ELLIOT LAKE				




**Remarks** 3 bedroom semi-detached 4-level back split with plenty of modern upgrades. Laminate flooring throughout. Upgraded kitchen. Tasteful crown molding throughout main floor and 2nd level, and painted with neutral colours. Swirled texture painted ceilings. Master bedroom has a walkout to a lovely patio deck, with a fenced yard that backs onto a greenbelt. French doors leading to nicely finished, generous sized rec. room with extra large adjoining 3 piece bathroom upgraded with ceramic tiles. Full, spacious, unfinished basement. Main bathroom fixtures all upgraded with elegant custom cabinetry and luxurious ceramic tiles with steps leading to exquisite bathtub columns, perfect for a relaxing bath. High efficiency gas forced air furnace. Impeccably maintained; shows pride of ownership! Call to view today.

<b>Status: ACTIVE/FOR SALE</b>		<b>MLS#</b>	2083614	
<b>Address</b> 1 Tecumseh Road, Elliot Lake – <b>NEW LISTING</b>		<b>Price</b>	<b>\$359,900</b>	
	<b>Type/Style</b>	Detached 3 Level Side Split	<b>Taxes/yr</b>	\$5,145.78 /2018
	<b>Levels</b>	3 Levels w/ basement	<b>Total Sq. Ft.</b>	2500
	<b>Garage</b>	Yes - attached	<b>Lot Size</b>	65.00 X 100.00
	<b>#Bed/#Bath</b>	3/2	<b>Waterfront</b>	No
	<b>Heat Source/Type</b>	Gas Forced Air	<b>Zoning</b>	RESIDENTIAL
	<b>Business Name/Type</b>	n/a	<b>Condo Fee</b>	n/a

**Listing Office** SUTTON-BENCHMARK REALTY INC., BROKERAGE ELLIOT LAKE


**Remarks** Now here is a piece of preferred property! Newly constructed in 2014. This modern home is spacious and offers all the bells and Whistles you'd expect to see, including the ultimate location. This corner lot offers 2 private driveways with plenty of property which can accommodate parking for all the toys. Fully insulated, dry walled and heated 24'x24' garage with separate 100 amp service. Excellent sized wraparound deck off of the kitchen is perfect for entertaining. This property is landscaped to perfection with Rosetta Stone entrance and walkway. Also included is the in-ground sprinkler system for easier maintenance. Beautiful large foyer entry way adds character. Huge living room with hardwood floors and fully finished basement. Walk into your new dream kitchen with newer soft close cabinetry, custom granite countertops and appliances all included. Beautiful open concept flows into a grand dining area with beautiful porcelain tile throughout. This home is very efficient and easy to heat with R50 insulation installed. Hi efficiency Gas forced air heating system and central air conditioning. Venmar Air Exchanger and central vacuum system also included. Hot water on demand and 200 amp service. Over 2500 sq. ft. of living space! The list goes on! If you're looking for a quality home that's built to today's standards, look no further. Call to view this turnkey property today!

**NORTH SHORE & AREA RESIDENTIAL**

<b>Status: ACTIVE/FOR SALE</b>		<b>MLS#</b>	2084062	
<b>Address</b> 40 Spanish Street, Spanish ON – <b>NEW LISTING</b>		<b>Price</b>	<b>\$119,900</b>	
	<b>Type/Style</b>	Vacant Lot	<b>Taxes/yr</b>	\$119 /2018
	<b>Levels</b>	Ground Level	<b>Total Sq. Ft.</b>	UNDER .05 ACRES
	<b>Garage</b>	No	<b>Lot Size</b>	66.01 X 110.0
	<b>#Bed/#Bath</b>	0/0	<b>Waterfront</b>	No
	<b>Heat Source/Type</b>	0	<b>Zoning</b>	RESIDENTIAL
	<b>Business Name/Type</b>		<b>Condo Fee</b>	N/A

**Listing Office** SUTTON-BENCHMARK REALTY INC., BROKERAGE ELLIOT LAKE

**Remarks** Vacant Residential lot in a quiet community surrounded by nature. Close to Highway 17. Located in Spanish.


<b>Status: ACTIVE/FOR SALE</b>		<b>MLS#</b>	2082150	
<b>Address 124 Lakeview Avenue, Blind River</b>		<b>Price</b>	<b>\$108,000</b>	
	<b>Type/Style</b>	2 Storey Detached	<b>Taxes/yr</b>	\$2,107.67 /2018
	<b>Levels</b>	2 Levels w/ basement	<b>Total Sq. Ft.</b>	1934
	<b>Garage</b>	No	<b>Lot Size</b>	73.00 X 132.00
	<b>#Bed/#Bath</b>	4/2	<b>Waterfront</b>	Yes/view
	<b>Heat Source/Type</b>	Gas Forced Air	<b>Zoning</b>	RESIDENTIAL
	<b>Business Name/Type</b>	n/a	<b>Condo Fee</b>	n/a

**Listing Office** [SUTTON-BENCHMARK REALTY INC., BROKERAGE ELLIOT LAKE](#)

**Remarks** Beautiful, well-built Victorian style home with million-dollar view off your covered front deck. Great location just steps to the beach of Lake Huron itself. This Spacious, 4 bedroom home is within walking distance to Community Centre, New French School, and other amenities. Newer upstairs full bathroom with brand new tub (February 2019) and 2nd bathroom is a two-piece with rough-in for a shower. Newer sewer lines and plumbing that goes out to the street with double insulation (does not freeze). Natural gas forced air furnace (approx. 15 years old). Ample parking for all of the toys. This flat lot can easily accommodate a garage, RV, boat, you name it. Currently leased for \$1000 per month plus utilities on a month-to-month basis. Call to view this turnkey property today.


## COMMERCIAL

## ELLIOT LAKE & AREA

<b>Status: ACTIVE/FOR SALE</b>		<b>MLS#</b>	2080500	
<b>Address 50 Ontario Avenue, Elliot Lake</b>		<b>Price</b>	<b>\$149,900</b>	
	<b>Type/Style</b>	2 Storey Building	<b>Taxes/yr</b>	\$4,560.55 /2018
	<b>Levels</b>	2 Levels w/ basement	<b>Total Sq. Ft.</b>	1900
	<b>Garage</b>	Yes	<b>Lot Size</b>	17 X 60
	<b>#Bed/#Bath</b>	2/3	<b>Waterfront</b>	No
	<b>Heat Source/Type</b>	Electric Baseboard	<b>Zoning</b>	COMMERCIAL /RES MIX
	<b>Business Name/Type</b>	n/a	<b>Condo Fee</b>	n/a

**Listing Office** [SUTTON-BENCHMARK REALTY INC., BROKERAGE ELLIOT LAKE](#)


**Remarks** Commercial building with a convenient location. This building features 2 bachelor units (both rented), a commercial store front and plenty of storage space below grade. 3 separate hydro meters. High traffic location, across from Pearson Plaza. Building has been recently upgraded. Newer stucco siding. Plenty of potential. Call to view!

<b>Status: ACTIVE/FOR SALE</b>		<b>MLS#</b>	2082151	
<b>Address 9 Woodward Avenue, Blind River</b>		<b>Price</b>	<b>\$200,000</b>	
	<b>Type/Style</b>	Commercial/Res Mix	<b>Taxes/yr</b>	\$2,107.67/2018
	<b>Levels</b>	2 Levels	<b>Total Sq. Ft.</b>	5770
	<b>Garage</b>	No	<b>Lot Size</b>	39.00 X 198.72
	<b>#Bed/#Bath</b>	2/2	<b>Waterfront</b>	No
	<b>Heat Source/Type</b>	Gas Boiler	<b>Zoning</b>	COMMERCIAL LAND
	<b>Business Name/Type</b>	n/a	<b>Condo Fee</b>	n/a

**Listing Office** [SUTTON-BENCHMARK REALTY INC., BROKERAGE ELLIOT LAKE](#)


**Remarks** Great Commercial property with endless opportunities in a high exposure location. Large, Well-built commercial building on Main Street in Blind River in excellent condition. 2280 square feet of retail space that can be divided into two 1100 square feet units on each side. Two separate upstairs residential apartments in pristine condition (1 bedroom & 3 bedroom), 1 bedroom is tenanted with a quality tenant. Bonus 800 square feet winterized 2 car garage that can be used for storage or more retail space, which may produce extra income. Pet-free, smoke-free, allergy-free building (absolutely no smell). Open concept modern, functional space with 14' ceilings that can accommodate many uses, as trade fixtures can be easily installed. Roof and electrical installed 9 years

ago. Ample parking in the back can accommodate many vehicles. Solid-poured concrete building with metal walls and ceilings. Separately metered units (4 meters in total). Efficient Viceman German boiler natural gas furnace keeps heating costs low. Call to view today.

<b>Status: ACTIVE/FOR SALE</b>		<b>MLS#</b>	2083423	
<b>Address</b>	<b>25 Dunn Road, Elliot Lake</b>		<b>Price</b>	<b>\$419,900</b>
	<b>Type/Style</b>	Detached Building /corner lot	<b>Taxes/yr</b>	\$5,031.73 /2018
	<b>Levels</b>	1 Level	<b>Total Sq. Ft.</b>	5000
	<b>Garage</b>	No	<b>Lot Size</b>	299 X 142.59
	<b>#Bed/#Bath</b>	0/2	<b>Waterfront</b>	No
	<b>Heat Source/Type</b>	Gas Forced Air	<b>Zoning</b>	COMMERCIAL
	<b>Business Name</b>	BINGO PLUS	<b>Business Type</b>	Recreational

**Listing Office** [SUTTON-BENCHMARK REALTY INC., BROKERAGE ELLIOT LAKE](#)

**Remarks** Fully renovated commercial building on a large corner lot! (299.38 frontage x 142.59 depth)(.96 acres). Parking galore! Currently being used as a Bingo Hall named Bingo Plus. Many upgrades done in 2016 including handicap access, 2 gas forced air systems with central air, electrical, bathrooms (handicap access on main level), All new LED lighting, and all new ceramic tiles throughout. Operational ADT security systems on site. Lovely board rooms and separate kitchenette space and storage upstairs. Office space, canteen on site. Foyer entrances both front and rear of building, additional space at the back of the main level (670 sq. ft.) with separation firewall if needed. Main level approx. 2560 sq ft to sit 150 people with table set-up. Call today!

<b>Status: ACTIVE/FOR SALE</b>		<b>MLS#</b>	2077469	
<b>Address</b>	<b>20-30 Prince Edward Walk (and 15 Charles Walk), Elliot Lake</b>		<b>Price</b>	<b>\$650,000</b>
	<b>Type/Style</b>	Commercial Building / Res Units	<b>Taxes/yr</b>	\$14,000 /2019
	<b>Levels</b>	2 Levels (Residential Units Above)	<b>Total Sq. Ft.</b>	9000
	<b>Garage</b>	No	<b>Lot Size</b>	129.99 X 34.00
	<b>#Bed/#Bath</b>	5/5	<b>Waterfront</b>	No
	<b>Heat Source/Type</b>	Gas Boiler	<b>Zoning</b>	COMMERCIAL
	<b>Business Name</b>	See Remarks	<b>Business Type</b>	Retail Store Front

**Listing Office** [SUTTON-BENCHMARK REALTY INC., BROKERAGE ELLIOT LAKE](#)

**Remarks** Attention investors! Income producing property in a high traffic location. This property features six residential units at 15 Charles walk rented to excellent tenants in a non-smoking building (4 one bedroom apartments, one bachelor and a 2 bedroom). 6 commercial units also included in sale, most of which are occupied. Excellent opportunity. Financials available to qualified buyers. Excellent opportunity. Financials available to qualified buyers. For more info, call today.