

Shane Clark

Cell: 867-446-4663

Office: 867-920-7653

HomeLife Sunrise Real Estate (2008) Ltd.

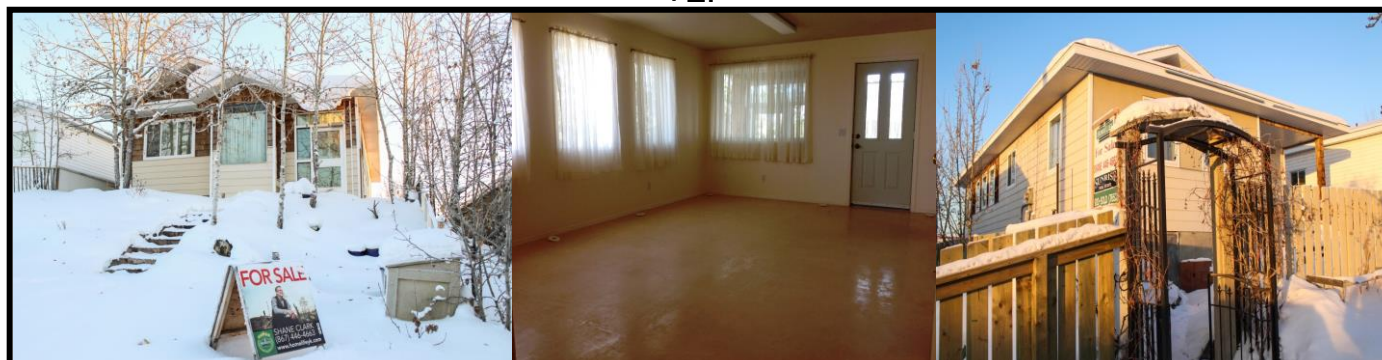
5103 52nd Street, Yellowknife, NT

www.homelifeyk.com

606 Anson Drive

\$309,900

+LI



| | | Room Sizes | | |
|------------|-------------|------------|--------------|-----------|
| LR 13x20 | DR/Den 14x4 | KI 10x8.5 | 1 x B4 1x B2 | MBR 11x16 |
| BR 11x11.5 | BR 11x9 | | | |

| Heat | Insulation/ Foundation | Building | Taxes/Misc. Costs | Price Includes |
|--|--|--|--|---|
| Fuel: Oil (2012 Vilco insulated tank) Hotwater: off boiler (2013) Annual Cost (2017): 3000L (includes heat and hot water) | Ceiling: R40+ Walls: R20 Crawlspace: 3" spray foam Foundation: Concrete | Sq Ft: 1094 + 6' heated crawlspace Age: 2004 <u>Legal</u> Unit 52 Condo Plan C2090 | City taxes: \$2888/yr Lot improvement: \$283.47/month Condo Fee: \$50 Electricity: \$2906.93/yr | - Fridge - Freezer - Dishwasher - Stove/Oven - Washer/Dryer - Window Coverings |

Affordable and unique 3 bedroom home on a low traffic street in Northlands. Open concept kitchen and living room area, this home is completely drenched with natural light - including amazing energy saving solar tubes that allow natural light in ceiling. Beautiful custom inlaid birch shelving throughout home. Flat drywall ceilings. Econo-sized kitchen built and designed on site.

Great back garden area - very warm spot in the summer! Great for entertaining or growing plants! Foot path full of stones from the East arm.

Lot is fenced and has a nice amount of trees for privacy. Simplistic concept - great for a new family. Full crawlspace below house with finished bathroom.

The community of Northlands is subject to a Local Improvement Tax (LI) covering new infrastructure (sewer & water lines) at \$283.47/mo. for 25 years @ 3.3% interest.

This information is from sources believed reliable but should not be relied upon without verification. HomeLife assumes no responsibility for its accuracy

