

**Shane Clark**

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**HomeLife Sunrise Real Estate (2008) Ltd.**

5103 52nd Street, Yellowknife, NT

[www.homelifeyk.com](http://www.homelifeyk.com)

**406 Norseman Drive**

**\$289,900**

**+LI**



		Room Sizes		
<b>Entry</b> 8.5 X 4.5	<b>LR</b> 14 X 15.5	<b>KI</b> 14 X 9.5	<b>Bath – 2 Full</b>	
<b>MB</b> 11.5 X 15.5	<b>BR</b> 9 X 13	<b>BR</b> 8.5 X 9.5		

Heat & Power	Insulation/ Foundation	Building	Taxes/Misc. Costs	Price Includes
Fuel: <b>Propane</b>  Power Costs: <b>\$2,000/2018</b>	Ceiling: <b>R40</b> Walls: <b>R20</b> Floor: <b>R28</b>  Foundation: <b>Woodblock</b>	Sq Ft: <b>1088</b>  Age: <b>2015</b>	City taxes: <b>\$2,032.50/2018</b> Condo fees: <b>\$50/month</b> Lot improve. Tax: <b>\$285.47/month</b>	<b>Fridge</b> <b>Dishwasher</b> <b>Microwave</b> <b>Stove</b> <b>Washer</b> <b>Dryer</b> <b>Window Coverings</b>

- All utilities (Heat, Water& Electricity) are under \$5000 total annually.
- Highest standards with respect to manufacturing and energy standards.
- Early possession available.
- Professional set up with well recognized northern contractor.
- Great location with new hospital across street, easy access to Airport road and Frame lake trail systems.
- 5 min walk to Multiplex and Fieldhouse.
- All newer interiors, 2015 home with low utility costs.
- 2018 Paved roads and all new infrastructures in last couple of years.
- Lot improvements to entire neighbourhood a great addition to homeowners in this rejuvenated centrally located area.
- 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*

