

**WELCOME TO**  
**16 Cassidy Point**  
**\$319,900**

**WORK 669-2129**

**CELL 669-1814**

**MARIE COE**



**COLDWELL BANKER NORTHERN BESTSELLERS**

**ROOM SIZES**

<b>LR</b> 17.5 X 17	<b>DR</b> 9 X 6.5	<b>KIT</b> 16 X 10	<b>FAM/DEN</b> 18.5 x 13.5	<b>LA</b> 10 x 7.5	<b>BATHS</b> 1 Full
<b>MBR</b> 9.5 X 16	<b>BR</b> 8 X 11	<b>BR</b>	<b>BR</b>	<b>BR</b>	<b>STRG</b> <b>BSMT</b> Yes
				Make: Model: Serial #:	<b>FOYER/ENTRY</b> 10 x 7.5 <b>Deck</b> YES

**HEAT**

**INSULATION**

**BUILDING**

**LOT**

<b>Type</b> Diesel/pellets/propane <b>Annual Cost</b> \$7,056.00 Litres Over Diesel 3434 L \$3056, Propane 400 L \$3000, Last 12 Mon. Pellets 180 Bags \$1000 <b>Includes Power</b>	<b>Ceiling: R</b> 40 <b>Walls: R</b> 20 <b>Floor: R</b> <b>Skirting: R</b>	<b>Sq.ft</b> 1971 <b>Age</b> 1984 Lot 096 Block Q85/9 Plan 2310 U#	<b>Lot Sz</b> 187x193x187x180 <b>Garage</b> 24x24 <b>Parking</b> Plenty
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**SPECIAL FEATURES /FURNISHINGS:**

Lakefront property on Prosperous Lake. Located 15 minutes outside of Yellowknife. 2 BR. Family Room/Bedroom in basement. 1 Bath. Hardwood and laminate flooring. Cedar ceilings. 4 Skylights. Two pellet stoves. Propane heaters. Dock. Well drilled for continuous water -- just flip a switch. Sewer pump out. Outer buildings include: 800 sq. ft. guest cabin with propane heater, generator shed, 24 x 24 ft. garage complete with fuel oil furnace and 4 other small sheds. 18 years left on equity lease with GNWT which is \$500 for the next year and one dollar a year after that. 7000 kw diesel generator (2008) and 5000 kw back-up generator which are both wired through inverter to power the house. 1440 amps/24 volt Battery Bank and 4000 kw Inverter (2009). Solar Panels not hooked up.

Price Includes: Fridge, Stove (propane), Washer, Dryer (propane), Satellite Dishes, Propane Heaters, 2 Pellet Stoves, Hot Water Tank (2007) is propane. Dock. Well drilled for continuous water.

**PRICE INCL.:**

<input checked="" type="checkbox"/> Stove, range	<input type="checkbox"/> Range Hood	<input type="checkbox"/> Sump Pump	<input type="checkbox"/> Ceiling Fan/s	<input type="checkbox"/> HRV / Air-to-a
<input type="checkbox"/> Blt-in counter top	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Blinds only	<input type="checkbox"/> Central Vac & Attach.	<input checked="" type="checkbox"/> Satellite Dish
<input type="checkbox"/> Blt-in Oven	<input checked="" type="checkbox"/> Washer	<input type="checkbox"/> Drapes only	<input type="checkbox"/> Central Vac. R/I only	<input type="checkbox"/> woodstove
<input type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Dryer	<input type="checkbox"/> All Window cov.	<input type="checkbox"/> Garden/storage shed	<input checked="" type="checkbox"/> Pellet Stove
<input checked="" type="checkbox"/> Fridge	<input type="checkbox"/> W/D Stacked	<input type="checkbox"/> Freezer	<input type="checkbox"/> Garage Door Opener	<input type="checkbox"/> Hot Tub

**FOUNDATION**

Steel Beams

**PROPERTY TAXES**

**Amount/yr** \$420.00 **2009**

**TENURE**

**Fees**

**Area** Ingrham Tr