



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

LR 21 X 14	DR	KIT 16 X 12	FAM/DEN	LA	BATHS 1-3pc, 1-4pc Ensuite
MBR 24 X 12	BR 14 X 8	BR 18 X 12	BR	BR	STRG
				Make: Model: Serial #:	BSMT
				FOYER/ENTRY	Deck 24 X 10

HEAT

INSULATION

BUILDING

LOT

Type Oil Hw Baseboard Annual Cost \$3,800.00 Litres Over Last 12 Mon. Yr. Est.	Ceiling: R 40 Walls: R 20 Floor: R Skirting: R	Sq.ft 1600 Age 1961 + Reno's Lot 6 Block 77 Plan 72 U#	Lot Sz 50 X 100 = 5000 Garage Parking Triple Gravel
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SPECIAL FEATURES /FURNISHINGS:

Situated in the historic old town area of Yellowknife minutes walk to Great Slave Lake. Triple plus parking area with RV parking, fenced & landscaped front yard, spacious front deck, tile & laminate flooring, numerous upgrades include: repainted interior, upgraded bathrooms, new boiler 2005, flooring mostly done 2005, upgraded doors, new casements, baseboards, crown mouldings. upgraded lighting fixtures. Rewired & replumbed 1997, PVC windows, vinyl siding.

Price Includes: Fridge, Stove, Washer, Dryer, Microwave, Window Coverings, & Storage Shed.

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 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 checked="" type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Dryer	<input checked="" type="checkbox"/> All Window cov.	<input checked="" type="checkbox"/> Garden/storage shed	<input 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

Wood Blkg On Gravel Pad

PROPERTY TAXES

Amount/yr \$2,731.78 2009

TENURE Fee Simple

Fees

Area Old Town