

WELCOME TO
113 Dagenais Drive
\$525,000

WORK 669-2115
CELL 446-1046
TF 1-833-669-2100
ROD STIRLING



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

LR 19.6 X 11.4	DR 7.8 X 11.4	KIT 11.9 X 11.4	FAM/DEN 19.6 X 23	LA	BATHS 1-4pc, 1-3pc, 1-2pc
MBR 11.4 X 10	BR 7.9 X 10	BR 8.7 X 10	BR 10.2 X 11.4	BR	STRG BSMT Crawl Space
				Make: Model: Serial #:	FOYER/ENTRY 5.9 x 8.8 Deck 12 X 12 16 X 24

HEAT

INSULATION

BUILDING

LOT

Type OIL HW BASEBOARD Annual Cost \$3,732.18 Litres Over Last 12 Mon. 3659 L @ \$1.02 / L	Ceiling: R 40 Walls: R 20 Floor: R Skirting: R	Sq.ft 1960 Age 1981	Lot Sz 54 X 125 = 6749 Garage Parking Double Gravel
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SPECIAL FEATURES /FURNISHINGS:

Situated close to schools, hospital & shopping areas, 4 level split with 1960 Sq. Ft. featuring 4 bedrooms and 3 baths, living and family rooms, 3 bedrooms on upper level with 2 baths, 4th bedroom on entry level with a 3pc bath on same level perfect for guests or relatives. Vaulted ceilings in living room & kitchen, rear yard backs to open space & well treed area, small trailer/toy, RV parking area along side of house, pellet stove in spacious family room, basement/crawl space area is heated and houses the mechanical systems & offers additional storage, PVC windows and upgraded insulated exterior doors, raised panel interior by-folds, upgraded boiler(9 yrs. old), re-shingled roof(2014), front landing & rear decking have been re-done, evastroughing(2017), laminate, tile & Berber carpets. Immediate possession.

Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer, Some Windows, 2 Sheds, Playhouse, Sump Pump

FOUNDATION

Concrete Pinned to Bedrock

PROPERTY TAXES

Amount/yr \$3044.56 2016

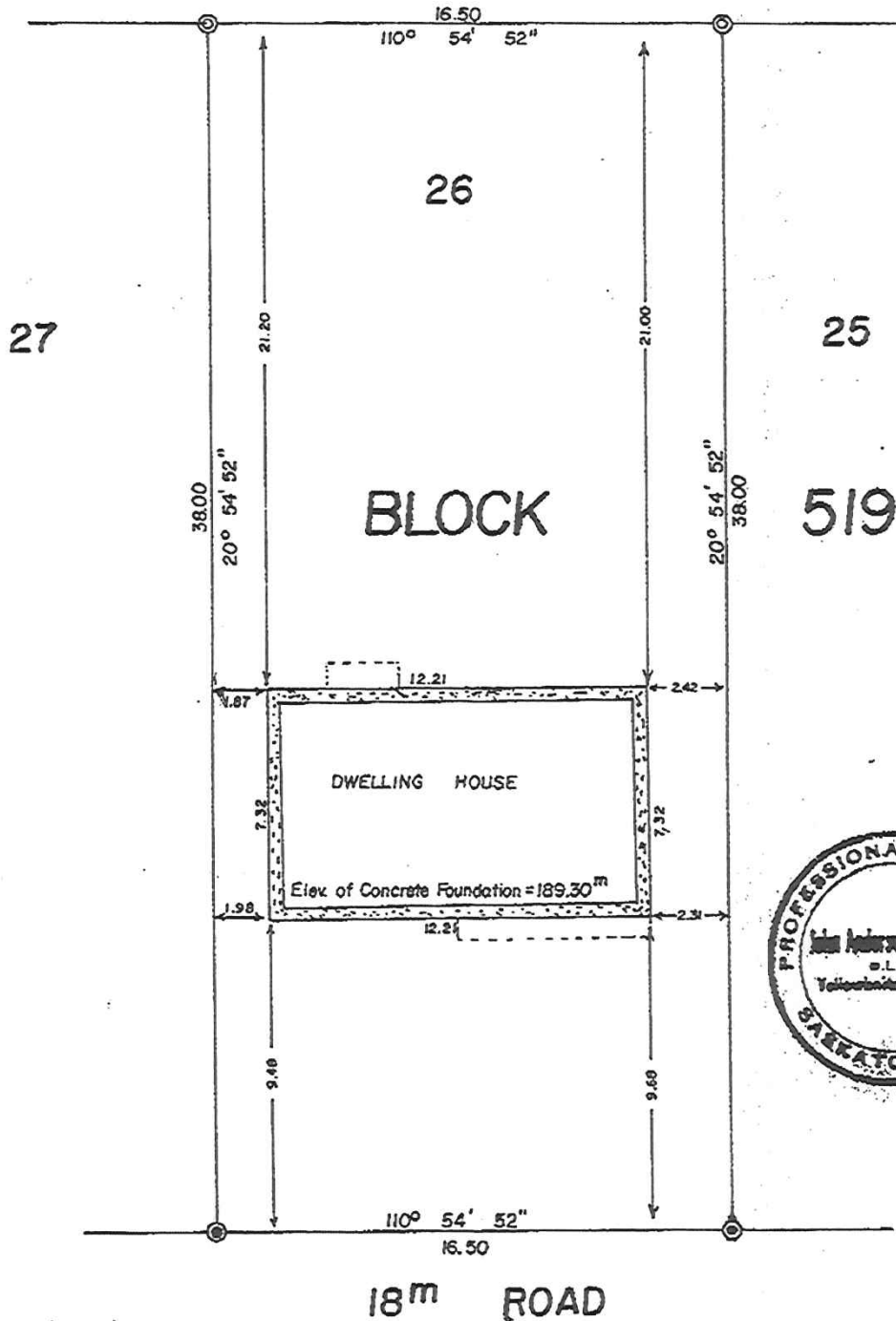
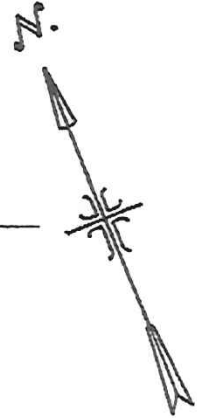
TENURE Fee Simple

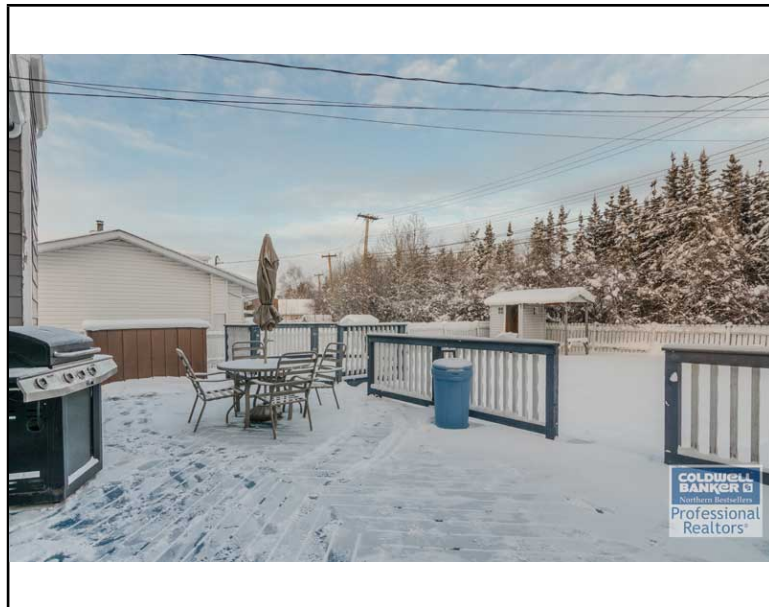
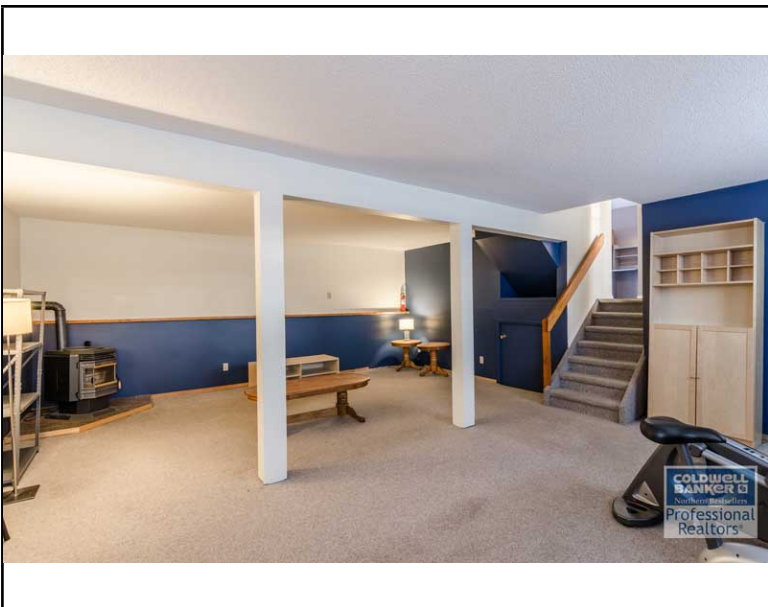
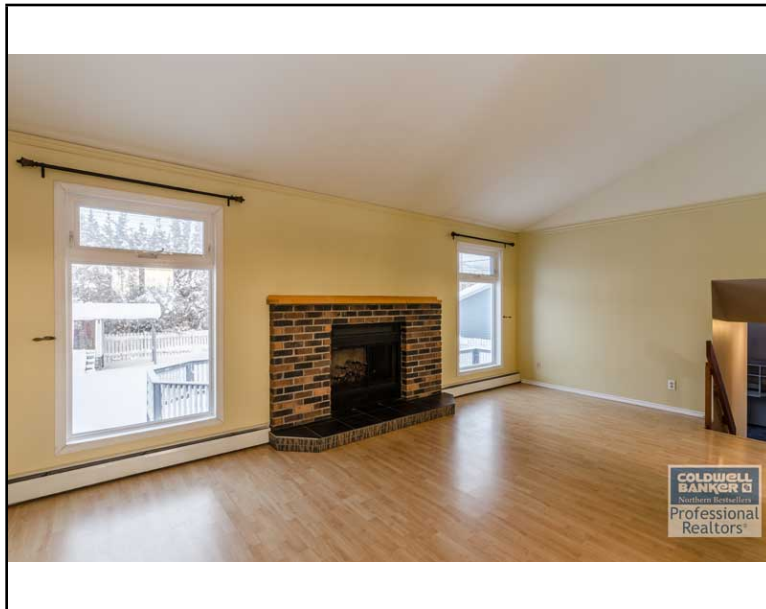
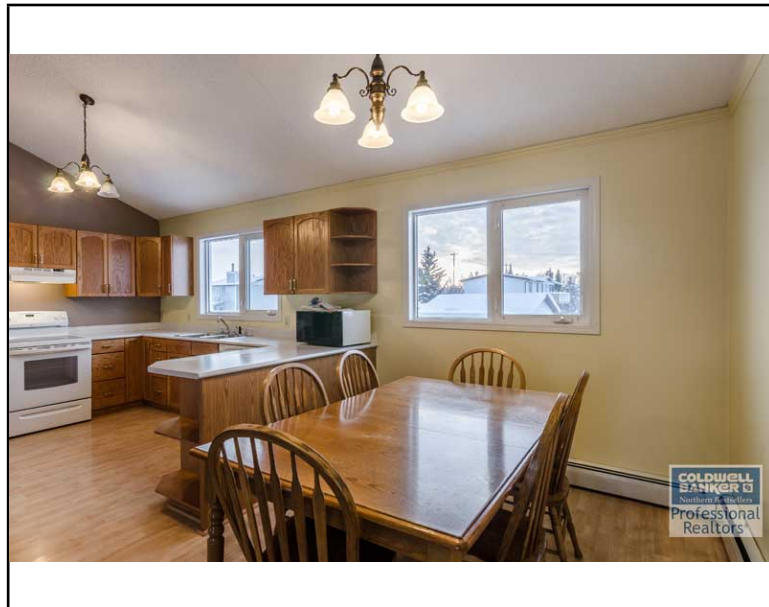
Fees

Area FRAME LK

I certify that this plan shows the location of the Dwelling House erected on Lot 26, Block 519, in the City of Yellowknife, N.W.T. (Plan 64788, C.L.S.R. No. 1238 L.T.O.), and that the measurements are correct as shown. I further certify that there are no encroachments on the said lot, neither from without nor from within.

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