



3259

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# WELCOME TO 19 Larocque Crescent \$328,000

WORK 669-2115

CELL 446-1046

TF 1-833-669-2100

[ROD STIRLING](#)



## COLDWELL BANKER NORTHERN BESTSELLERS

### ROOM SIZES

LR 15 X 14.9	DR	KIT /DR 17 X 14.11	FAM/ DEN	LA	BATHS	1-4pc, 1-4pc Ens.	
MBR 15 X 11.10	BR 9.6 X 8	BR 15 X 9.10	BR	BR	STRG	BSMT	
					Entry	Deck 10 x 20	

### HEAT

### INSULATION

### BUILDING

### LOT

Type F/A PROPANE	Ceiling: R 42	Sq. Ft. 1216	Lot Size 35x120 = 6239
Annual Cost \$2,500.00	Walls: R 22	Age 2002	Garage Room For One
Litres Over Last 12 Mon. Estimate	Floor: R 27	Lot 11 Block 566 Plan 3735	Parking Triple Gravel
	Skirting: R	Unit	

### SPECIAL FEATURES /FURNISHINGS:

Situated on high ground with a view of Kam Lake, pie shaped lot can accommodate a shop/garage & multiple vehicles, backing to a small green belt, quiet area close to schools & recreational facilities, triple gravel parking plus RV parking, spacious deck, propane furnace installed(2011), upgraded flooring 2013, insulated skirting & plumbing(2013), master bedroom features walk-in closet & full ensuite bath, separate laundry room with storage cabinets. Sellers will pay for purchasers inspection.

**Price Includes:** Fridge, Stove, Dishwasher, Washer, Dryer, Some Window Coverings & She

### FOUNDATION

Wood Blocking

### PROPERTY TAXES

Amount/yr	\$2556.45	2017
Tenure	Fee Simple	
Fees		
Area	FRAME LK	

Make: SRI-Regent  
Model: N-17  
Serial #: REG1676-02-7321  
CSA:



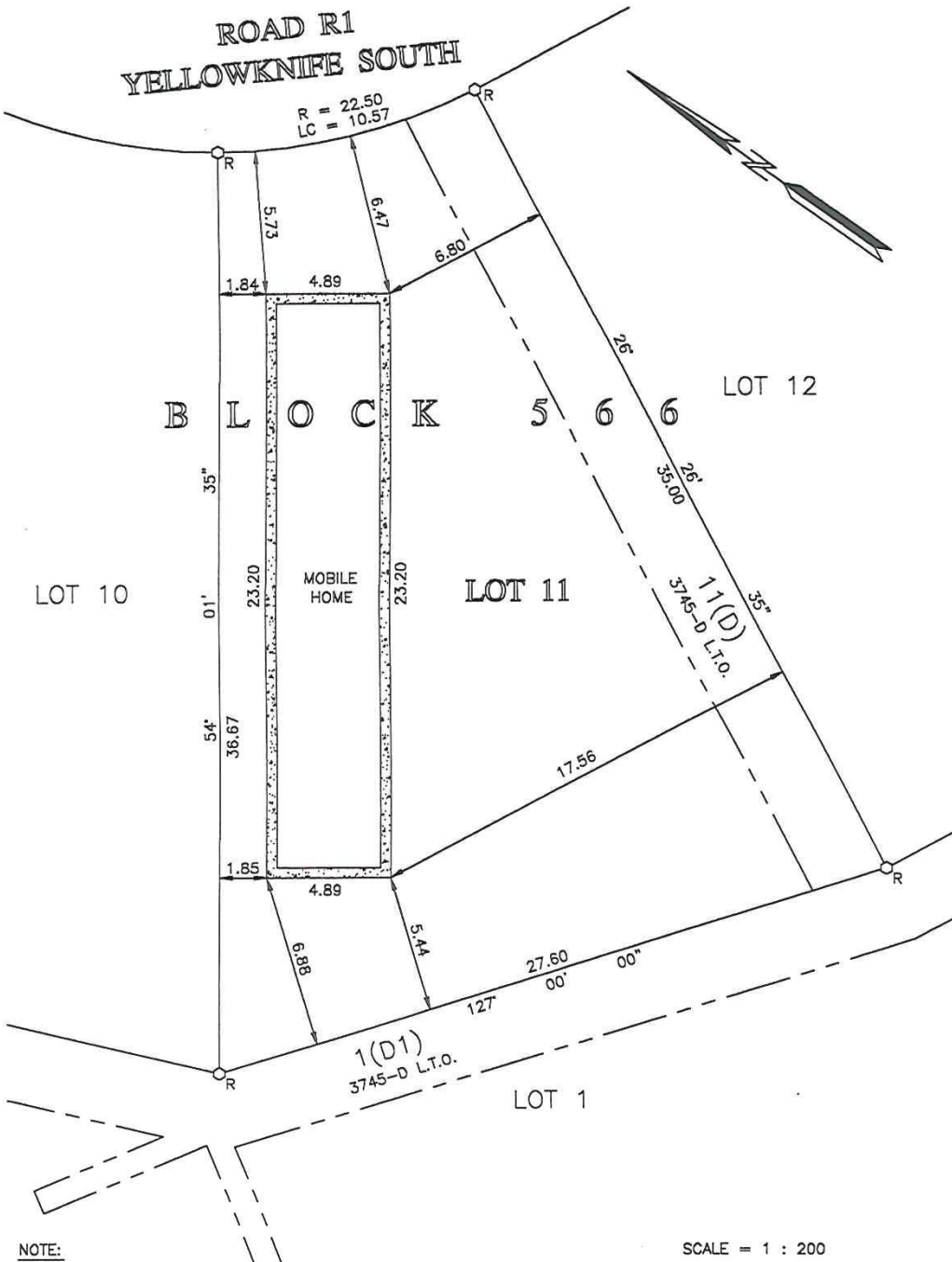
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# SUB-ARCTIC SURVEYS LTD

P.O. BOX 2441 YELLOWKNIFE, N.W.T. XIA 2P8 PH: (867) 873-2047

I certify that this plan shows the location of the Mobile Home erected on Lot 11, Block 566, in the City of Yellowknife, N.W.T. (Plan 86269 C.L.S.R., No. 3735 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.



**NOTE:**

THIS IS NOT A BOUNDARY SURVEY. THE BOUNDARY DIMENSIONS HAVE BEEN COPIED FROM PLAN 3735 L.T.O. Unless otherwise specified, the dimensions shown relate to distance found from property boundaries to siding only at the date of survey. There are no measurements pertaining to footing, roofing, etc. This plan is for the protection of the Mortgagee only and is not to be used for the location of the property lines. We accept no responsibility for the unauthorized use.

Dated this 10 day of OCT., 2002  
 (file: 02-60-HN(28) )

SCALE = 1 : 200

*Robert Lafreniere*  
 Robert Lafreniere, C.L.S.

