



3358

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WELCOME TO  
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\$359,900

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**DELLA FRASER**



## COLDWELL BANKER NORTHERN BESTSELLERS

### ROOM SIZES

LR 16 X 14	DR	KIT /DR 16 X 26	FAM/DEN	LA 11 X 5.1	BATHS 1-4pc, 1-4pc Ens.
MBR 16 X 14	BR 9 X 9	BR 11 X 11	BR	BR	STRG
					BSMT Crawl Space
					Entry
					Deck 14 x 28

### HEAT

### INSULATION

### BUILDING

### LOT

Type <b>PROPANE</b>	Ceiling: R 40	Sq. Ft. 1152	Lot Size 6762
Annual Cost \$2,500.00 +/-	Walls: R 20	Age 1988/18	Garage
Litres Over Last 12 Mon. Estimate	Floor: R	Lot 12 Block 541 Plan 1978 Unit	Parking Double Gravel
	Skirting: R		

### SPECIAL FEATURES /FURNISHINGS:

Newly renovated 3 bed, 2 bathroom home in Frame Lake South located on a large flat well treed lot that backs to open space. The generous side deck has been repaired & painted, front pressure treated stairs & painted skirting also.

The numerous reno's include: All new plumbing & sewer lines from city main to & under house, PEX water lines, insulation - the works! 2 bathrooms - flooring, vanities, toilets, tub surrounds, all lighting fixtures, 3" baseboards, soft neutral paint throughout, propane furnace, hot water tank, front & rear doors, washer, dryer, dishwasher, vinyl plank flooring throughout. Double gates open for RV/Boat parking. Re-seeded back yard.

*This smoke & pet free home is ready for you to move in now. Shows 10/10.*

**Price Includes:** Fridge, Stove, Dishwasher, Washer, Dryer, Hood Fan, 2 Sheds & Window Coverings.

### FOUNDATION

Wood Blocking on Gravel Pad

### PROPERTY TAXES

Amount/yr	\$2253.46	2018
Tenure	Fee Simple	
Fees		
Area	FRAME LK	

Make: Regent Villas  
Model: LA5516x76  
Serial #: HH1136A  
CSA:



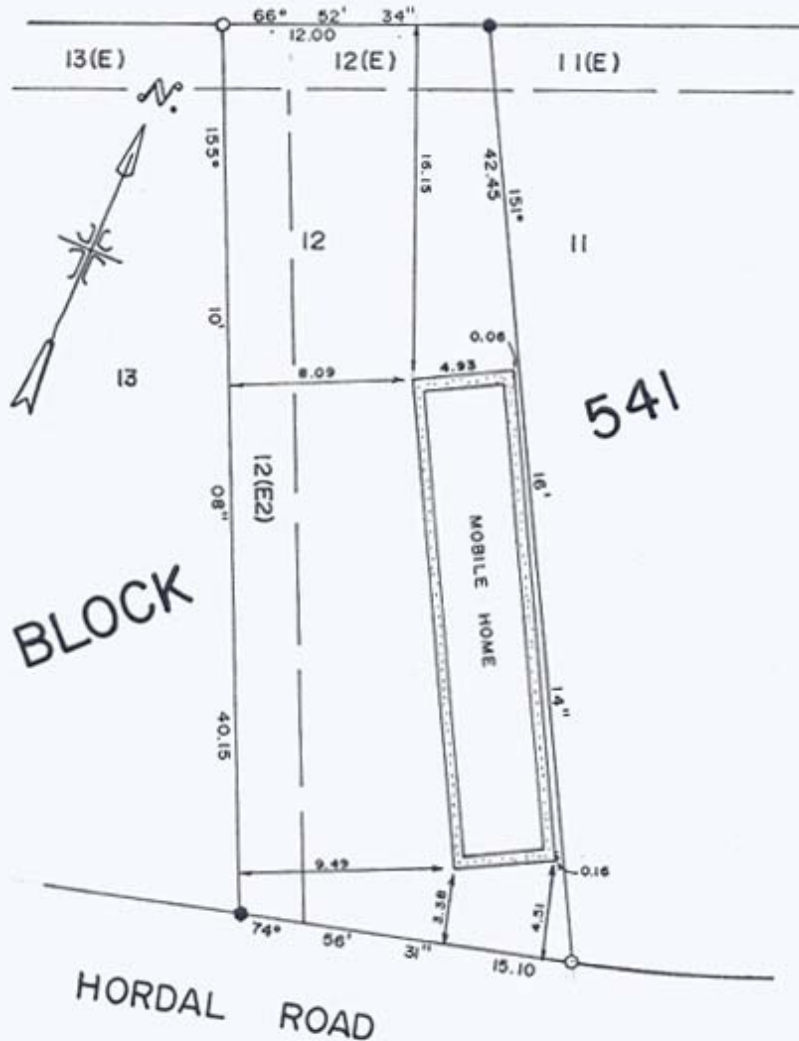
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Above information is from sources believed reliable but should not be relied upon without verification. NORTHERN BESTSELLERS assumes no responsibility for its accuracy.

# Thomson Underwood McLellan Surveys Ltd.

I certify that this plan shows the location of the Dwelling House erected on Lot 12, Block 541, in the City of Yellowknife, N.W.T. (Plan 71529, C.L.S.R. No. 1978 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.

LOT 3 BLOCK 550



SCALE 1 : 250

**NOTE:**

Unless otherwise specified, the dimensions shown relate to distance found from property boundaries to foundation walls only at the date of survey. There are no measurements pertaining to footing, roofing, etc. This plan is for the protection of the Mortgage only and is not to be used for the location of the property lines. We accept no responsibility for the unauthorized use.

Dated this 12 day of Sept. 19 88

*[Signature]* C.L.S.

**Thomson Underwood McLellan  
Surveys Ltd.** Canada Lands Surveyor

(File)

