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**WELCOME TO**  
**#112 5600 52 Avenue**  
**\$235,900**

**WORK 669-2111**  
**CELL 445-4010**  
**TF 1-833-669-2100**  
**DELLA FRASER**



## COLDWELL BANKER NORTHERN BESTSELLERS

### ROOM SIZES

<b>LR</b> 17.11 X 11.11	<b>DR</b> 8.9 X 6.9	<b>KIT</b> 8.6 X 6.11	<b>FAM/DEN</b>	<b>LA</b> 6.4 X 4.8	<b>BATHS</b> 1 Full
<b>MBR</b> 12.6 X 9.8	<b>BR</b> 9.8 X 8.9	<b>BR</b>	<b>BR</b>	<b>BR</b>	<b>STRG</b> <b>BSMT</b>
					<b>Entry</b> <b>Deck</b> 6.1 x 4.8

### HEAT

### INSULATION

### BUILDING

### LOT

<b>Type</b>	<b>Ceiling: R 40</b>	<b>Sq. Ft. 850</b>	<b>Lot Size</b>
<b>Annual Cost</b>	<b>Walls: R 20</b>	<b>Age 1979/06/17</b>	<b>Garage</b>
<b>Litres Over Last 12 Mon.</b>	<b>Floor: R</b>	<b>Lot Block Plan Unit</b>	<b>Parking Single Energized</b>
	<b>Skirting: R</b>	<b>143 C4065 112</b>	

### SPECIAL FEATURES /FURNISHINGS:

Tastefully renovated 2 bedroom, 1 bath condo in Yellowknife's most affordable building. Check out the NEW information on page 2 and see for yourself what a good value these condos are!

Thoughtful reno front to back starting with frosted glass sliding doors on the entrance closet. All new stainless appliances and a modern dining room lighting fixture finishes out the granite countertops and wood cabinets. Dining room opens to a bright living room that has loads of natural light from the extra large North facing windows that keep the condo cool in the summer. Quality paint throughout, custom blinds & new curtain rods. Excellent insuite storage with metal frame fixtures plus storage in the laundry with new front load washer & dryer. Bathroom has additional touches such as new fixture & curved shower rod. *Special Assessment of \$2,156 pre year ends June 2019*

**Price Includes:** Fridge, Stove, Dishwasher, Washer, Dryer, Curtain Rods

### FOUNDATION

Concrete

### PROPERTY TAXES

<b>Amount/yr</b>	<b>\$1088.76</b>	<b>2018</b>
<b>Tenure</b>	<b>Condo Fees</b>	
<b>Fees</b>	<b>\$632.90 / mo</b>	
<b>Area</b>	<b>DOWNTOWN</b>	

**Make:**  
**Model:**  
**Serial #:**  
**CSA:**

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## **Important NEW information RE: Ravens Court**

The current siding is high quality cedar planks with longevity of 100 years. 2017 old paint removed & repainted with 2 coats of high quality exterior water repellent solid stain. The paint is guaranteed for 10 years.

### **The SPECIAL ASSESSMENT WILL END June 2019 – it will cover:**

1. Full building duct clean out - \$25,000 Summer 2018
2. Installation of security cameras - 20,000 Summer 2018
3. Carpet replacement - \$65,000 Summer 2019

#### Other updates:

- Roof 2010-2012
- Boiler & boiler room upgraded/refurbished
- New hot water tank x2
- Elevator 2017

# 112 5600 52 Avenue (Ravens Court)



