



3405

www.cbyk.ca

WELCOME TO 9 Cinnamon Court \$474,900

WORK 669-2110

CELL 688-5376

TF 1-833-669-2100

CURTIS SERNOSKIE

C



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

LR 16 X 14	DR 11 X 9.9	KIT 10.6 X 10	FAM/ DEN	LA 14.6 X 5.1	BATHS	1-4pc, 1-2pc
MBR 12.6 X 12	BR 12 X 10.6	BR 10.6 X 9	BR	BR	STRG	BSMT
					Entry 7.7 X 7.2	Deck 8 x 8, 10 x 25, 11.7 x 8

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R 40	Sq. Ft. 1568	Lot Size 7589
Annual Cost \$2,013.42	Walls: R 28	Age 1987	Garage
Litres Over Last 12 Mon. 1630.3 L	Floor: R	Lot 79 Block 521 Plan 1756	Unit Double Paved & Double Gravel
	Skirting: R		Parking

SPECIAL FEATURES /FURNISHINGS:

Situated on the edge of a quiet court in an established family neighbourhood, this 3 bedroom 2 bathroom home is on an oversized 7500 sq. ft. lot with potential for a garage or large shop. The yard space is exceptional featuring mature trees, planter's boxes, perennials, privacy hedges, 3 deck spaces, double paved driveway, and double gravel parking. Open concept kitchen, dining and living area provides the perfect space for family time and entertaining friends. Kitchen features a large island at its centre with maple cabinetry and soft close drawers. New city services were completed in (2017). This is an ideal home for the growing family.

Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Custom Blinds, 10x10 Shed, Fire-pit

FOUNDATION

Wood Blocking on Concrete Strip Footings

PROPERTY TAXES

Amount/yr	\$3399.39	2018
Tenure	Fee Simple	
Fees		
Area	FRAME LK	

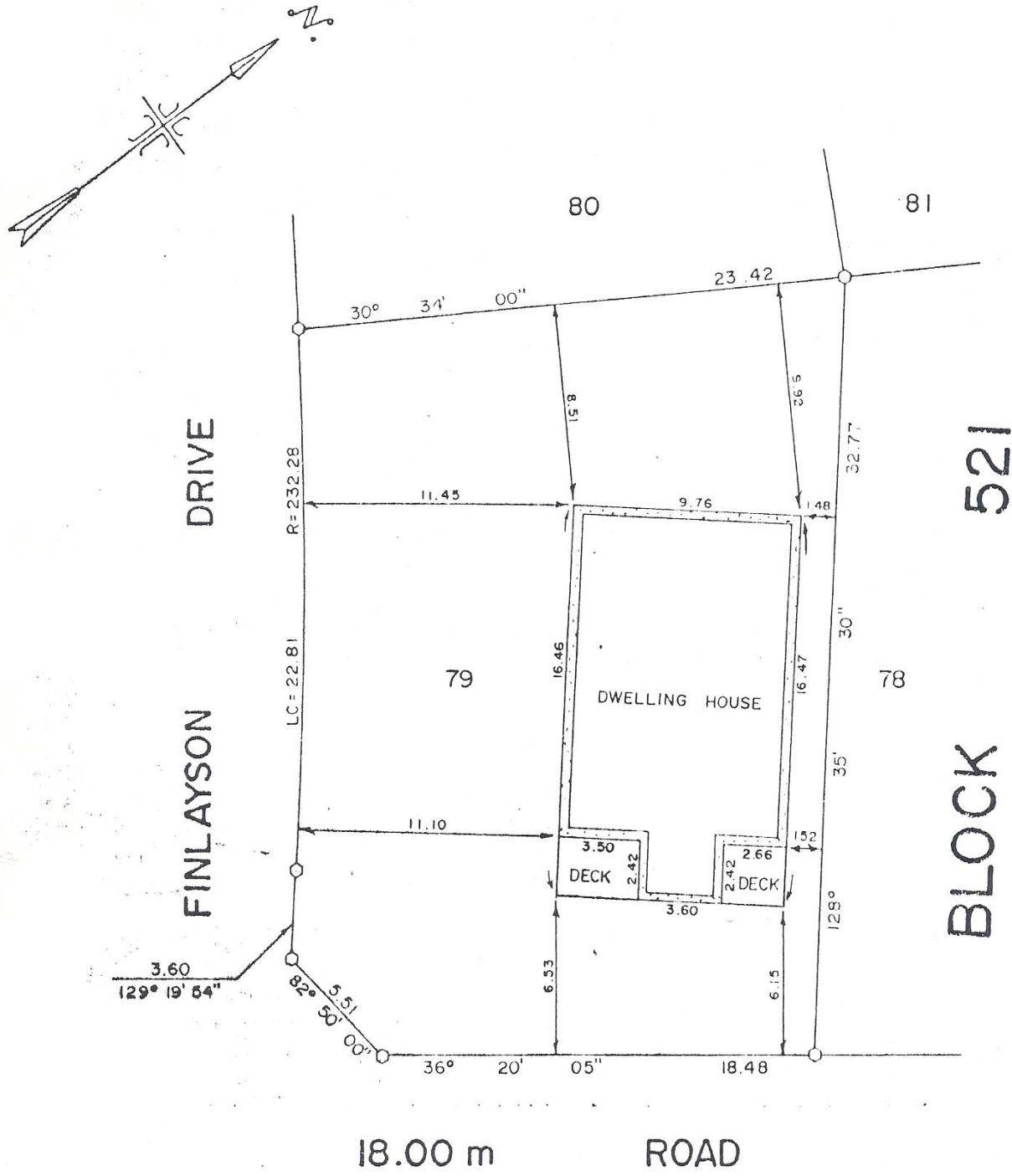
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Model:
Serial #:
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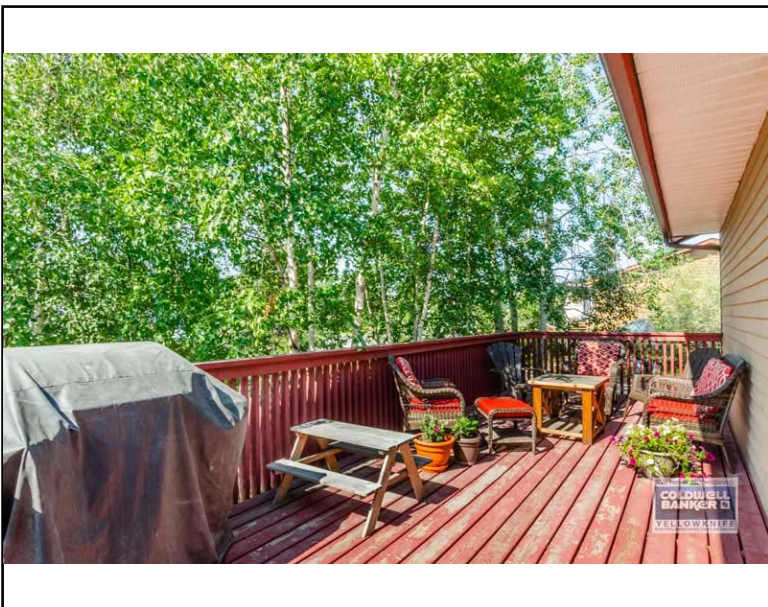
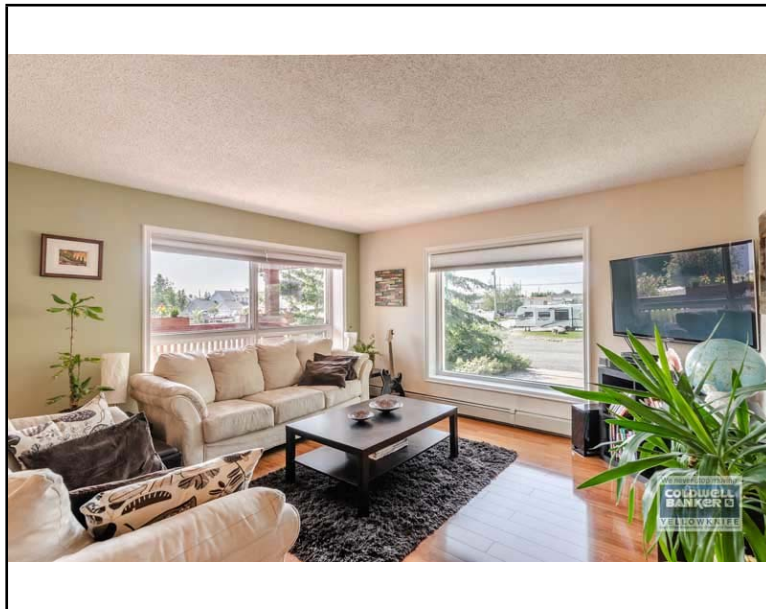
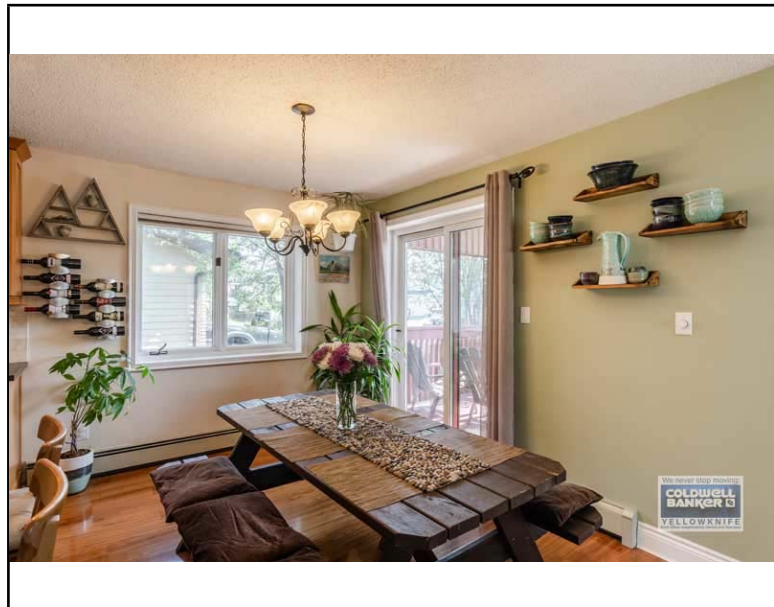
I certify that this plan shows the location of the Dwelling House erected on Lot 79, Block 521, in the City of Yellowknife, N.W.T. (Plan _____, C.L.S.R. No. 1756 L.T.O.), and that the measurements are correct as shown. I further certify that there are no encroachments on the said lot, neither from without nor from within.



NOTE:

SCALE 1 : 250

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 Mortgagee.



9 Cinnamon Court

