



3447

www.cbyk.ca

WELCOME TO
128 Moyle Drive
\$875,000

WORK 669-2110

CELL 688-5376

TF 1-833-669-2100

CURTIS SERNOSKIE



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

LR 13.11 X 13.4	DR 10.10 X 13.4	KIT 13.1 X 16.3	FAM/ DEN 12.8 X 11	LA 6.5 X 8.2	BATHS	
MBR 12.7 X 14.3	BR 9.11 X 14.2	BR 9.11 X 11.11	BR 10.3 X 13.8	BR	STRG	BSMT Full
Gym 20.3 x 13.7	Suite LR 16.1 x 12.4	Suite Kit 16.1 x 12.3	Suite BR 10.10 x 12.7		Entry	Deck 16x23 Upper 10x16 Lower

HEAT

INSULATION

BUILDING

LOT

Type PROPANE	Ceiling: R 60	Sq. Ft. 1,622 + 1,150 Basement	Lot Size 4909
Annual Cost \$3,793.98	Walls: R 38	Age 2017	Garage Single Attached
Litres Over Last 12 Mon. 5244.3 L	Floor: R	Lot 16 Block 309 Plan 4204 Unit	Parking Double Gravel
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

This stunning custom home features 4 bedrooms and 3 bathrooms with a one-bedroom suite in the walkout basement! Built in 2017 by Sunset Builders it was recently awarded the Logix ICF home of the year for 2018. The quality construction of using Insulated Concrete Forms makes this the true high performance home in the north as the property also achieved an Energuide 85 rating. Combined with its energy efficient qualities this home has beautiful modern finishes throughout including engineered hardwood flooring in main living areas and a mixture of marble/wood-plank porcelain tiles in the bathrooms. The open concept living room/kitchen area is a great entertaining space featuring decorative exposed beam ceiling, pot lights, propane fireplace, concrete 'industrial' look counters with large island, marble hexagon backsplash, propane cooktop, dual convection ovens, custom wine shelving and large pantry. The second level provides a spectacular master bedroom space with custom walk-in closet and massive two-person shower! Enjoy your summer evenings on the upper private deck that receives afternoon sun and is completed with custom patio benches and table. Call Curtis today!

Price Includes: Fridge x2, Stove, Dual Convections Ovens, Propane Cooktop, Dishwasher x2, Washer x2, Dryer x2, Garburator, Blinds, Drapes, Garage Door Opener & Controls, Security System, Nest System

FOUNDATION

Insulated Concrete Forms

PROPERTY TAXES

Amount/yr	\$5462.36	2018
Tenure	Fee Simple	
Fees		
Area	NIVEN LAKE	

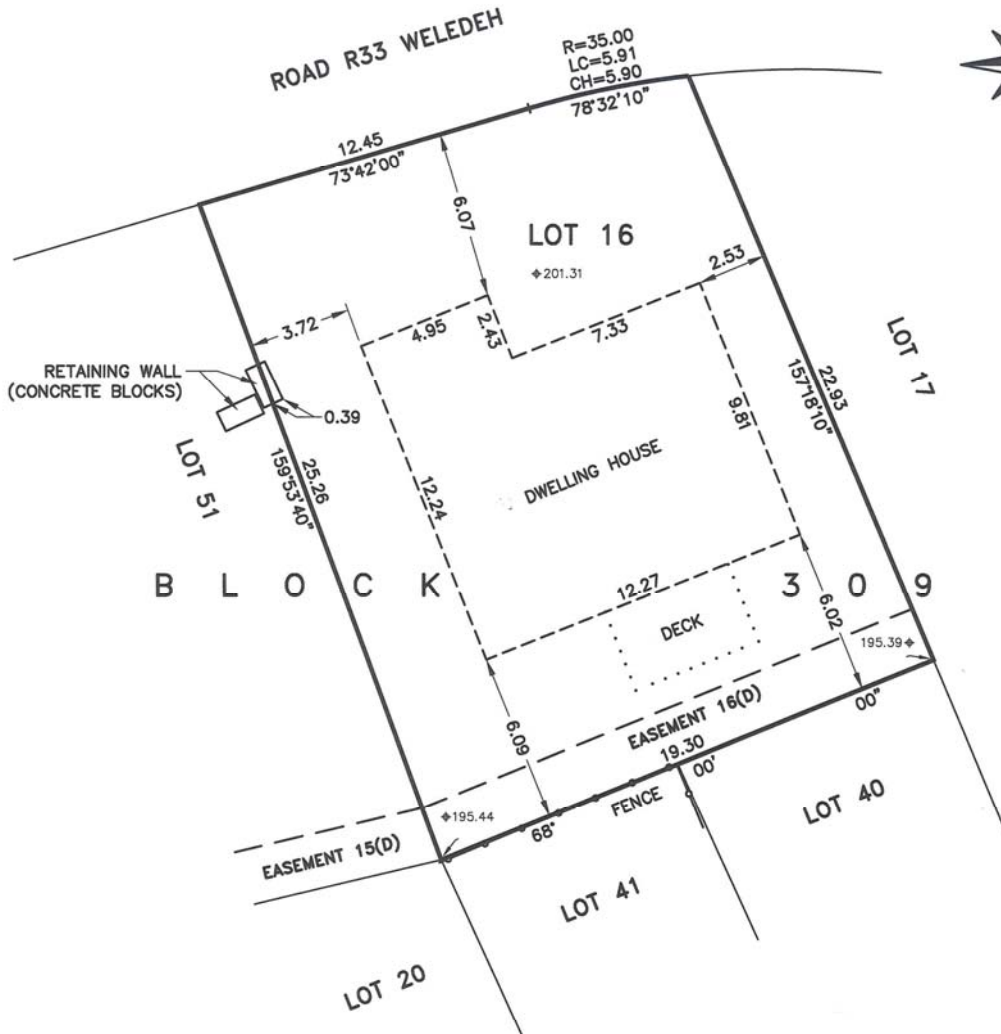
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SURVEYORS REAL PROPERTY REPORT
 OF LOT 16, BLOCK 309, PLAN 94741 CLSR, 4204 LTO
 YELLOWKNIFE, NT



SCALE 1:200

NOTE:

This is not a boundary survey. The boundary dimensions have been copied from Plan 4204 LTO. Unless otherwise specified, the dimensions shown relate to the distance from the property boundaries, as described by Plan 4204 LTO, to the structure siding at the date of survey.

This Surveyor's Real Property Report was prepared for David LeBlanc of Yellowknife, NT, and is not valid unless it is a sealed original copy issued by the surveyor.

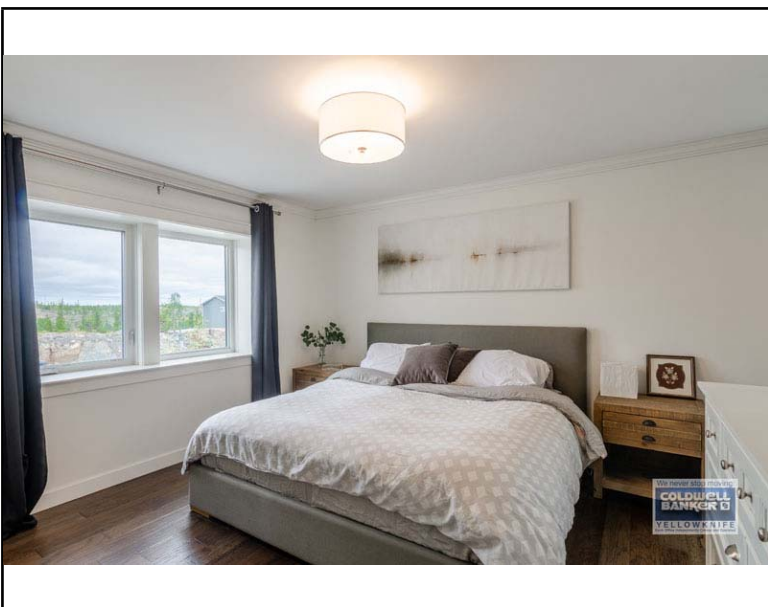
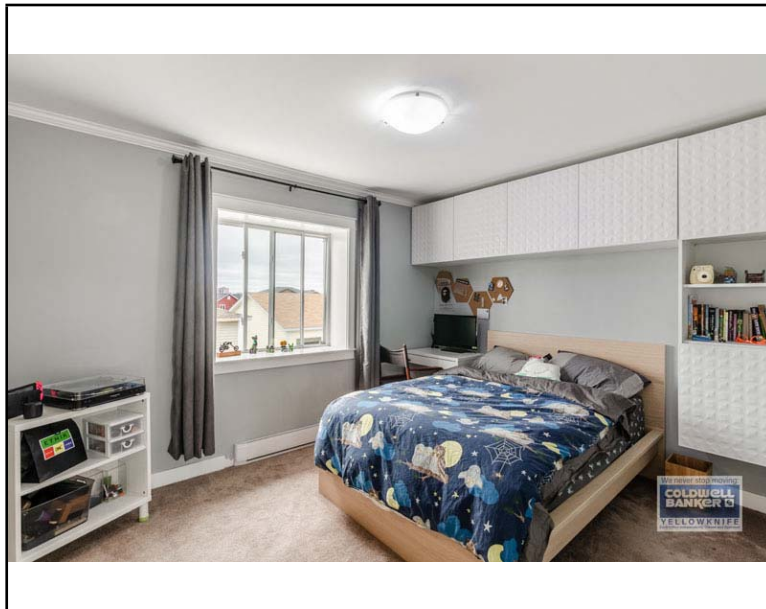
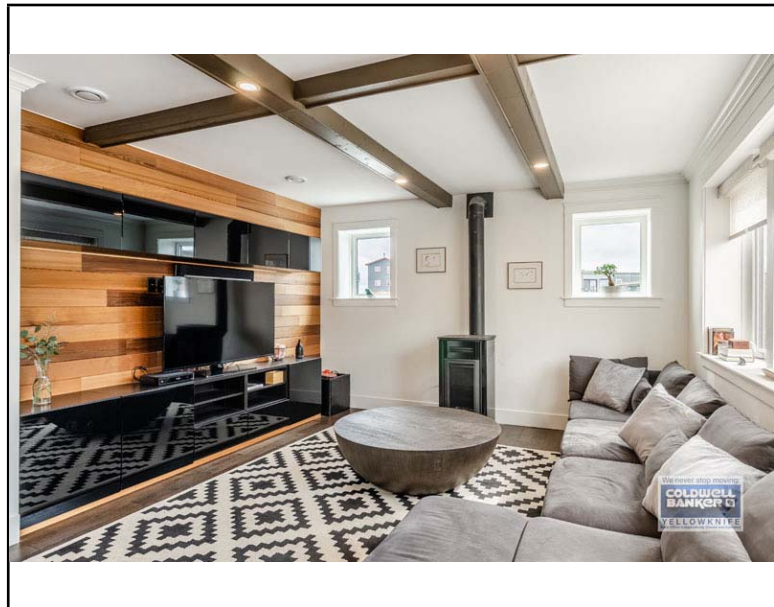
I certify that this sketch shows the location of the building erected on Lot 16, Block 309 in the City of Yellowknife, NT, (Plan 4204 LTO), and that the dimensions (in metres) shown are correct.

Dated this 1st day of August, 2017.

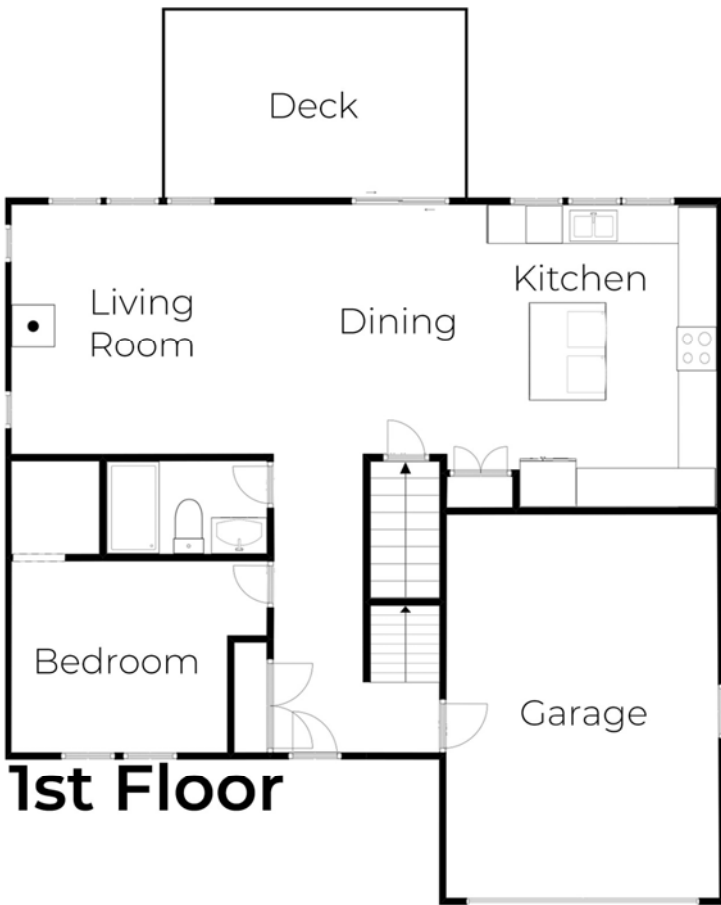
Varick Ollerhead
 Varick Ollerhead, CLS



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 PROJECT #: 17-59-DL

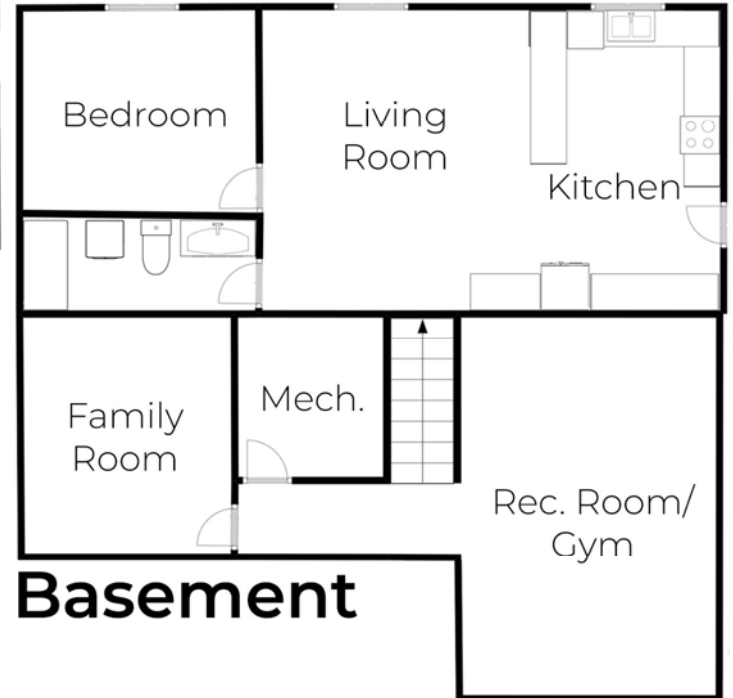
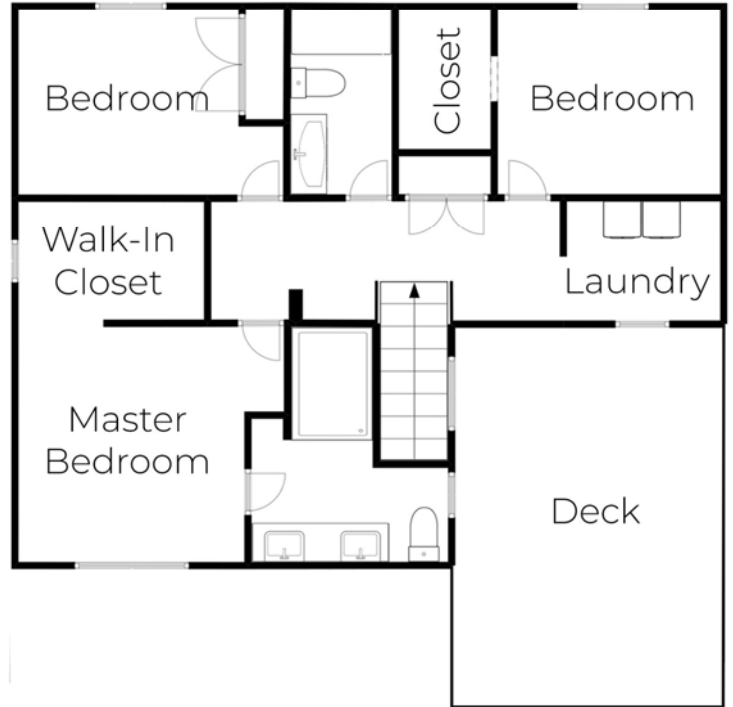


128 Moyle Drive



1st Floor

2nd Floor



Basement