



3448

www.cbyk.ca

WELCOME TO
28 Hordal Road
\$388,000

WORK 669-2115
CELL 446-1046
TF 1-833-669-2100
ROD STIRLING



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

LR 14.8 X 14.8	DR	KIT /DR 14.8 X 10.8	FAM/DEN	LA 8.1 X 7.8	BATHS 1-4pc, 1-3pc Ens.	
MBR 14.8 X 11.5	BR 9.5 X 7.10	BR 9.5 X 7.8	BR	BR	STRG	BSMT
					Entry	Deck 10x20 plus front to back runner

HEAT

INSULATION

BUILDING

LOT

Type F/A PROPANE	Ceiling: R 52	Sq. Ft. 1216	Lot Size 43x121 = 5177
Annual Cost \$2,226.73	Walls: R 32	Age 2013	Garage
Litres Over Last 12 Mon. Including Hot Water	Floor: R 32	Lot 15 Block 547 Plan 1852	Parking Triple Gravel
	Skirting: R	Unit	

SPECIAL FEATURES /FURNISHINGS:

Newer energy efficient home in an established neighbourhood. No GST to pay or outside work to do on this super energy efficient 2013 modular/mobile with 3 bedrooms & 2 baths. Exceeds the EGH/energide efficiency standards, 8" walls, triple windows, high efficiency furnace, on-demand hot water & air exchanger, landscaped front yard, triple gravel parking plus RV parking. 10x20 deck with front to back door decking/runner, dog friendly fenced rear yard, two sheds with one being 12x14 and insulated, would make for a great shop, vinyl siding to ground including the skirting area, laminate, vinyl tile & carpet in bedrooms, cappuccino coloured kitchen cabinets with stainless appliances, microwave/range hood vented to outside, spacious master bedroom with 3pc. ensuite offering an oversized shower with sitting bench & walk-in closet, high end appliances. Well maintained.

Price includes: Fridge, Stove, Dishwasher, Microwave, Freezer, Washer, Dryer, Window Coverings, BR TV Mounts, 2 Sheds, Trampoline(if wanted), Vivient Security Hardware. *MBR drapes not included.

FOUNDATION

Wood Blocking

PROPERTY TAXES

Amount/yr	\$2663.95	2018
Tenure	Fee Simple	
Fees		
Area	FRAME LK	

Make: SRI-Regent
Model: np901A
Serial #: 312-000-a-012667a
CSA: a277



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Surveyor's Real Property Report

SUB-ARCTIC SURVEYS LTD.

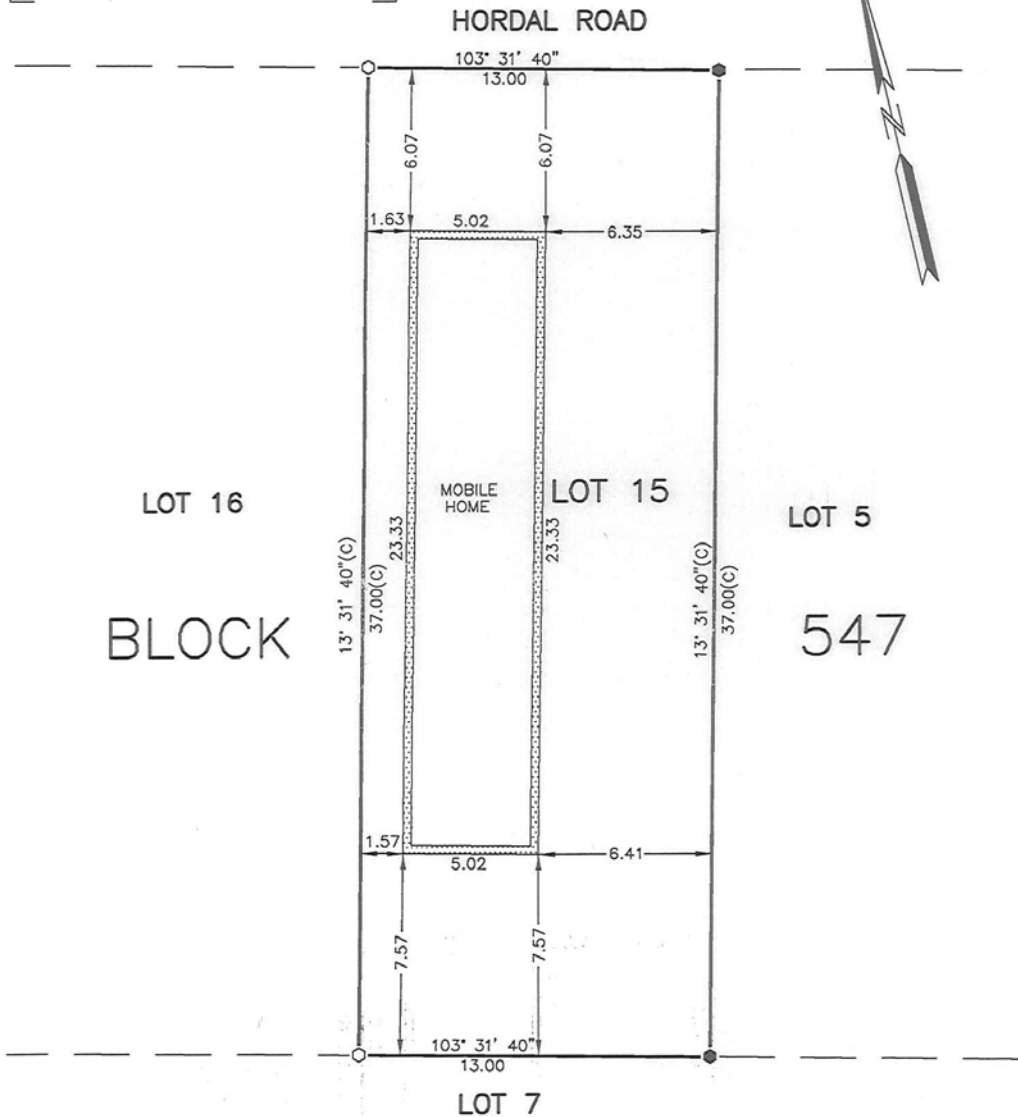
P.O. BOX 2441
YELLOWKNIFE, N.T.
X1A 2P8



PHONE: (867) 873-2047
FAX: (867) 873-9079
EMAIL: sas@sub-arctic.ca

I certify that this Surveyor's Real Property Report shows the location of the MOBILE HOME erected on the property legally described as Lot 15, Block 547, Plan 1852 L.T.O., and municipally described as 28 HORDAL DRIVE in YELLOWKNIFE N.T., and that measurements are accurate as shown. I further certify that no structure on the parcel extends beyond the boundaries and that no structure extends into the parcel from adjacent parcels.

CERTIFICATE OF TITLE SEARCH SUMMARY
CERTIFICATE NO. 69207
OWNER: RAYMOND W. GOSSELIN
DATE OF SEARCH: SEPTEMBER 26, 2013



SCALE = 1:200

NOTE:

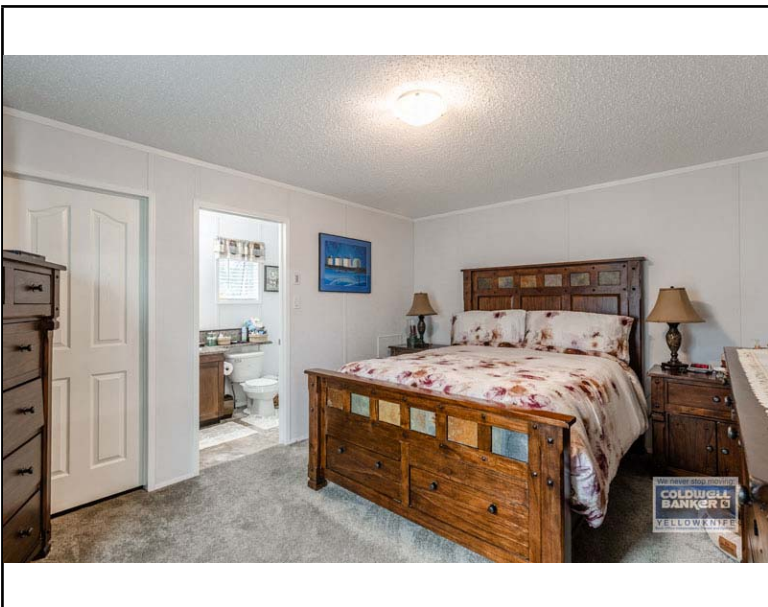
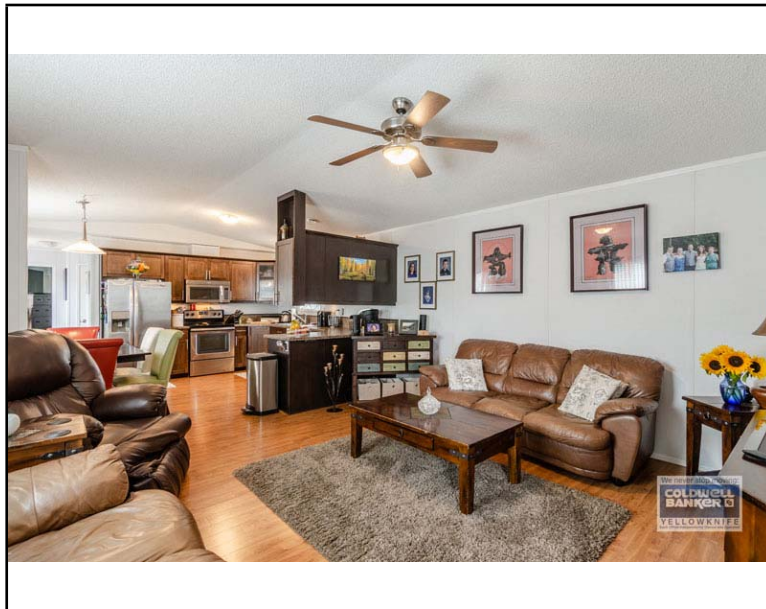
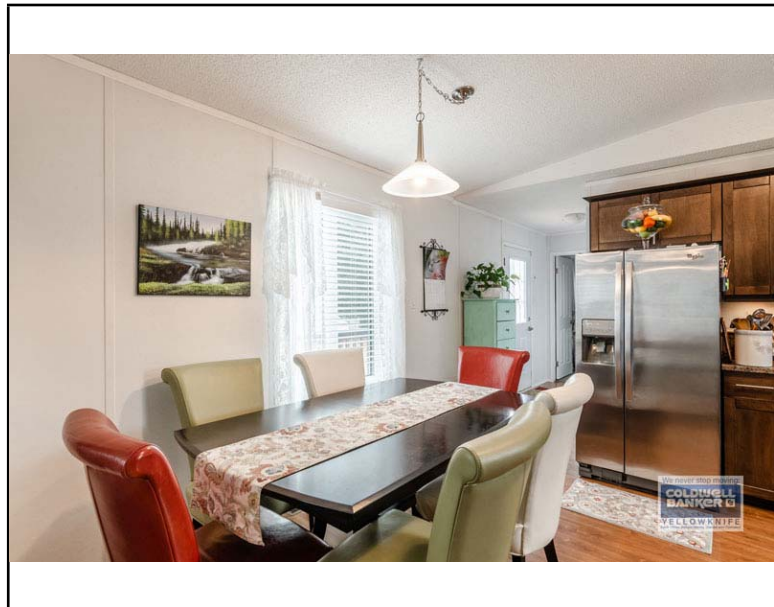
This Surveyor's Real Property Report was prepared for HOMES NORTH LTD. and is not valid unless it is a sealed original copy issued by the surveyor. This is not a boundary survey. The boundary dimensions have been copied from Plan 1852 L.T.O. Unless otherwise specified, the dimensions shown relate to the distance found from property boundaries to the VINYL SIDING only at the date of survey. This Surveyor's Real Property Report is not to be used for the location of property lines and we accept no responsibility for the unauthorized use.

Dated this 26 day of SEPTEMBER, 2013

(file no.: 13-003-12)

CERTIFIED CORRECT

Bruce Hewiko, C.L.S.
A.C.L.S. Licence No. 005



28 Hordal Road

