



3486

www.cbyk.ca

WELCOME TO
188 Hall Crescent
\$454,900

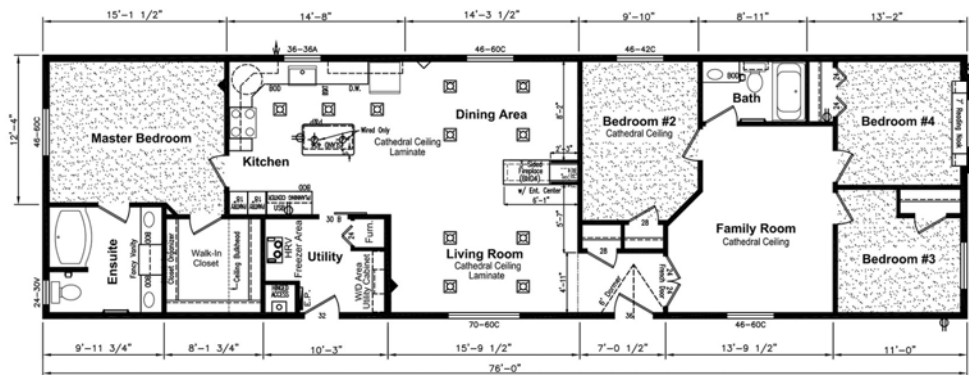
+ GST

WORK 669-2111

CELL 445-4010

TF 1-833-669-2100

DELLA FRASER



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

LR	DR	KIT	FAM/ DEN	LA	BATHS	
MBR	BR	BR	BR	BR	STRG	BSMT 4' Crawl Space
					Entry	Deck

HEAT

INSULATION

BUILDING

LOT

Type	F/A PROPANE	Ceiling: R	51	Sq. Ft.	1672	Lot Size	4985.84
Annual Cost	\$2,034.86	Walls: R	30	Age	2018	Garage	
Litres Over Last 12 Mon.	Est. \$169.57/mo. includes hot water	Floor: R	34	Lot 54	Block 501	Plan 4590	Unit
		Skirting: R	12				Parking
							Double Gravel

SPECIAL FEATURES /FURNISHINGS:

This brand new 3 Bedroom plus Den, 2 Full Bathroom modular home will save you over \$5600 in your first year of ownership alone!

Find significant savings in your monthly utility bills with an EnerGuide rating of 89 GJ (26.6% lower than a typical new house) and an estimated heating and hot water cost of \$169.57/mo! Located in a family friendly neighborhood with freshly paved roads and sidewalks in the majority of the crescent, water-views, access to walking/ ski-doo trails and a **brand new children's park installed.**

Key Highlights:

- Estimated monthly heating including hot water of only \$169.57/mo.
- Industrial sized stainless steel kitchen sink, commercial-style pull-down faucet, & a built in wine fridge.
- Soft-close maple cabinets and drawers, under cabinet lighting, herringbone-style subway tile backsplash
- Stainless Steel Appliances
- Additional higher windows added to allow more light in the home throughout the day while maintaining privacy

Energy savings of over \$5600 in first year of ownership vs. an older modular home. Little to no maintenance exterior; 50-year warranty on vinyl siding, 30-year life span asphalt shingles, metal soffit and fascia, brand new pressure treated decks, 95% Efficient furnace, HRV, Tank less Hot Water On Demand System, air-tight construction, large triple-paned argon gas filled windows, 25-year warranty on laminate.

1 year all-inclusive warranty, 10 year structural warranty, 1 year FREE home insurance, warranties on all appliances through manufacturer.

FOUNDATION

Engineered Foundation

PROPERTY TAXES

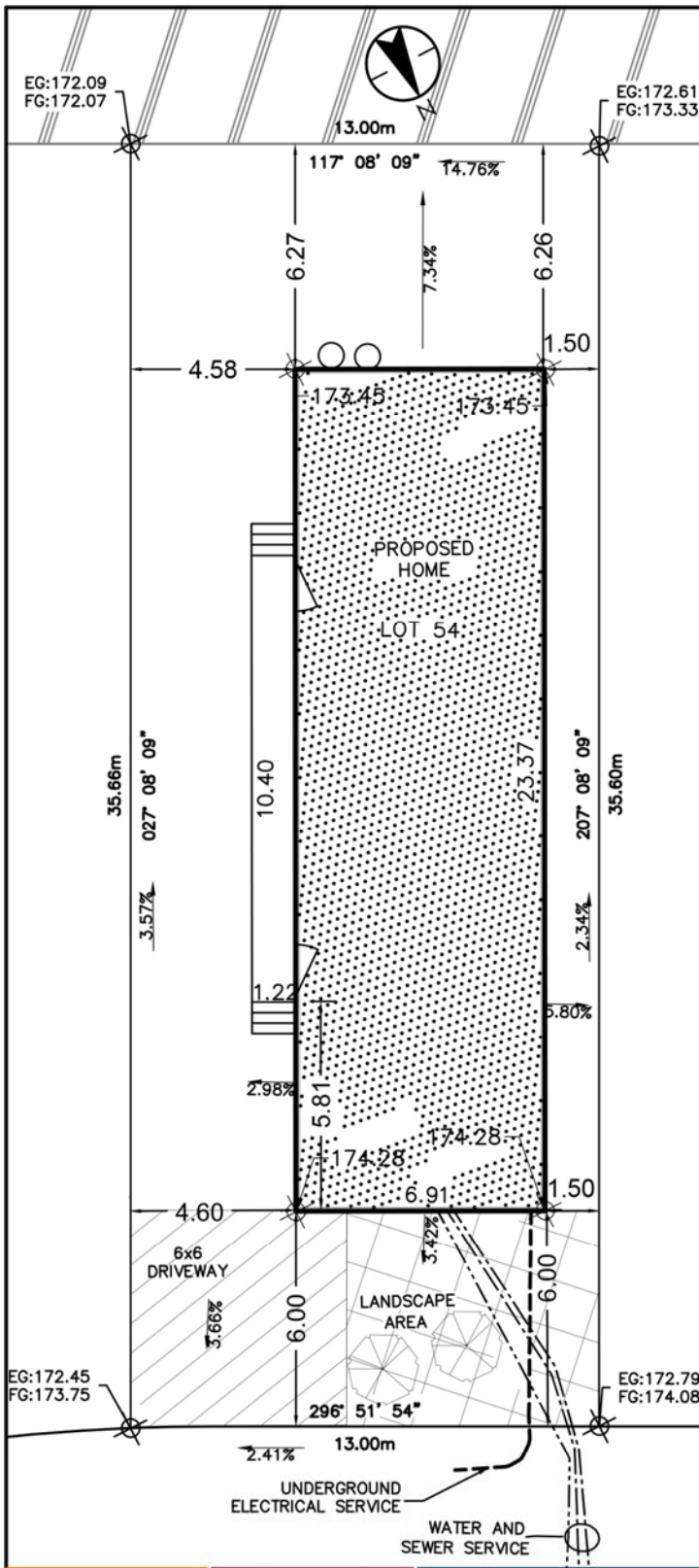
Amount/yr	\$3400	Est.
Tenure	Fee Simple	
Fees		
Area	Lakeshore	

Make: SRI
 Model:
 Serial #: 001322
 CSA:

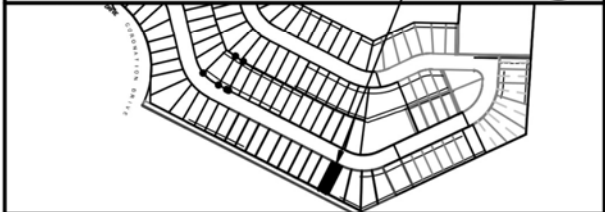


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LOT	54
BLOCK	501
AREA (sq.m.)	463.20



HOMES NORTH
 P.O.Box 1446 Yellowknife,
 NT
 X1A 2P1
 (fax) 873-8473

1. For accurate lot dimensions view registered legal plan.
 2. Grades represent slope along location of label.
 3. Landscape area may be covered by seed/sod or include mulch beds or raised planter as per Zoning By-law requirements.
- | | |
|-------------------------|-------------------------|
| Proposed landscape area | = 41.59m ² |
| Floor area | = 161.28 m ² |
| Site coverage | = 34.81% |
| Maximum coverage | = 40.00% |
| Average rear setback | = 6.26m |
| Minimum rear setback | = 6.00m |

⊘ 2-375 L Propane tanks Ø700

Plant trees and shrubs as per:
 City of Yellowknife -Zoning By-law No 4404
 Part Seven-Development Standards

- 2) Landscaping requirements.
- f) Trees shall be provided at the rate of one tree for every 25 m² of the required landscape area. A minimum of one coniferous tree shall be planted for every three deciduous trees. Shrubs shall be provided at the rate of two shrubs for every 25 m² of the required landscape area. A minimum of one coniferous shrub shall be planted for every three deciduous shrubs. Minimum tree and shrubs size specifications at the time of tree planting shall be:
- Coniferous trees- 1.0 m high;
 - Deciduous trees- 2.0m high;
 - Coniferous shrubs- 0.4m height or spread;
 - Deciduous shrubs- 0.6m height or spread;

Trees, shrubs and planters are not permitted above the buried water, sewer or electrical services.

Stantec
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Client/Project
 HOMES NORTH LTD
 LAKESHORE DEVELOPMENTS
 Yellowknife, NT

Title
 PLOT LAYOUT & LANDSCAPE PLAN
 188 Hall Crescent
 LOT 54 BLOCK 501

Project No.	Scale	
144901108	1:200	
Drawing No.	Sheet	Revision

File Name: 144901108
 OH Dim. KH Chkd. OH Dagn. 16.05.18 YY/MM/DD