

WELCOME TO  
240 NIVEN DRIVE  
\$669,000

4298

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 14.6 X 19	Kitchen 14 X 24				BATHS	3 Full
Master Bedroom 12 X 14	Bedroom 10 X 10	Bedroom 10 X 10	Bedroom 10 X 11		Storage	Basement
Den 9 X 9	Recreation Room 14 X 22			Make: Model: Serial #:	Foyer / Entry	Deck Patio 12 x 40 Porch 5 x 20

HEAT

INSULATION

BUILDING

LOT

Type	F/ A OIL	Ceiling: R	45	Sq.ft	2300	Lot Size	6027
Annual Cost	\$3,180.96	Walls: R	24	Age	2004	Garage	Double Attached Heated
Litres Over	3976.2 L @ 80¢ / L	Floor: R		Lot	Block	Plan	Unit
Last 12 Mo.	No Pellets Used	Skirting: R		27	308	2732	
						Parking	Double Gravel

SPECIAL FEATURES /FURNISHINGS:

Situated in an established area of the Niven Lake subdivision this 2 story 2300 sq. ft. home offers 4 bedrooms, 3 full baths and an office or den, landscaped front & back with rear fenced yard that receives the evening sun, main level features the den & 4th spacious bedroom and a full bath. The separate rear entry door makes for the perfect room rental or space for a nanny or visiting relatives, a family or rec. room on this level features a corner pellet stove to offset heating costs, the upper level offers 3 spacious bedrooms & 2 full baths, one an ensuite. Formal dining & kitchen eating nook, barbeque deck off dining area, propane fireplace in living room & propane stove-top, cork flooring in separate laundry room & upper bathrooms, laminate & berber carpets. Fiberglass oil tank, brand new hot water tank.

**Price Includes:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Firepit, Garage Door Opener, Garage Workbench & Some Shelving, Shed, & Pellets on Site.

FOUNDATION

Steel Piles

PROPERTY TAXES

Amount/yr \$5407.10 2019

Tenure Fee Simple

Fees

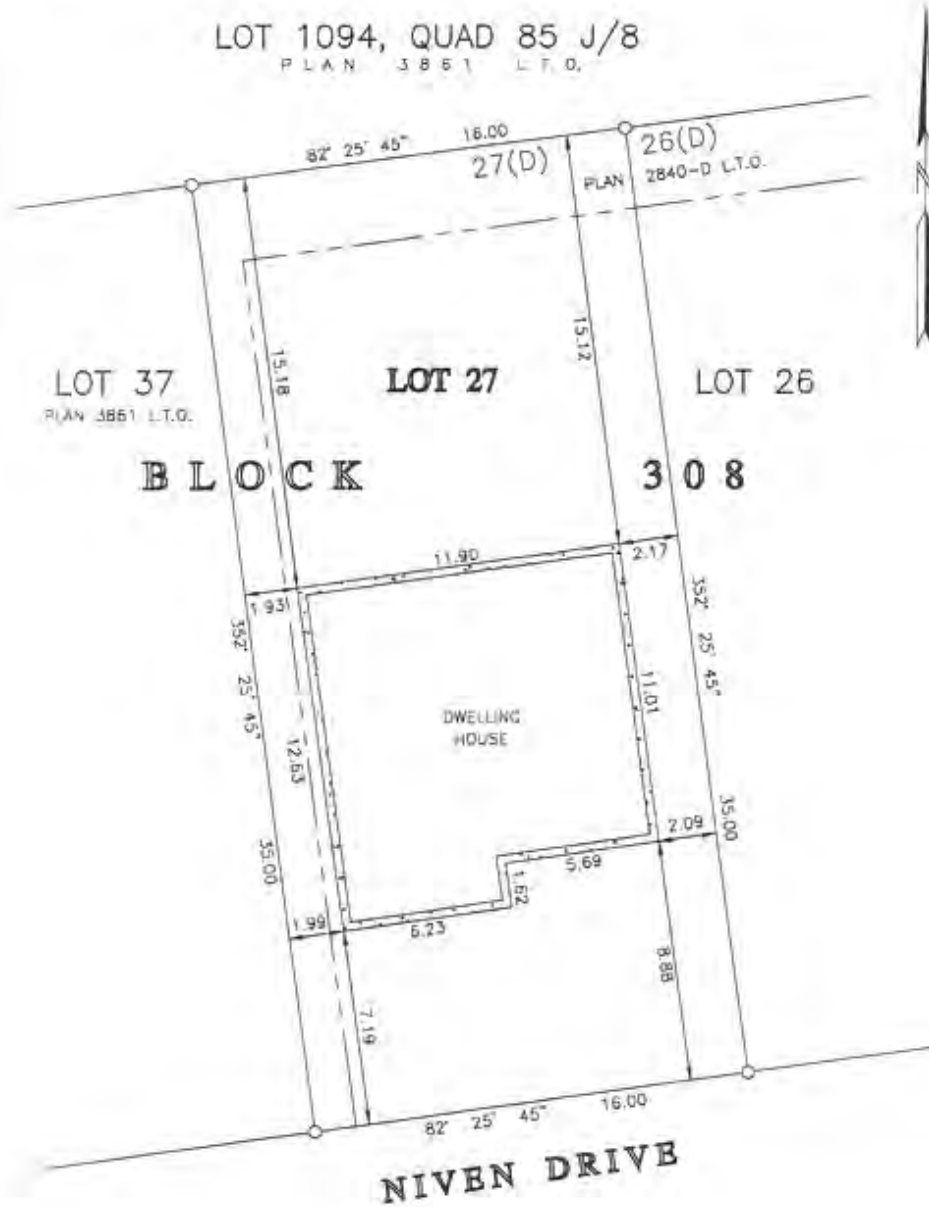
Area Niven Lake

# SUB-ARCTIC SURVEYS LTD.

P.O. BOX 2441 YELLOWKNIFE, N.W.T. XIA 2P8 FH: (867) 873-2047

I certify that this plan shows the location of the DWELLING HOUSE erected on Lot 27, Block 308 in the City of Yellowknife, N.W.T. (Plan 78838 C.L.S.R., No. 2732 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.

**LOT 1094, QUAD 85 J/8**  
PLAN 3851 L.T.O.



**NOTE:**

SCALE 1 : 200

THIS IS NOT A BOUNDARY SURVEY. THE BOUNDARY DIMENSIONS HAVE BEEN COPIED FROM PLAN 2732 L.T.O. Unless otherwise specified, the dimensions shown relate to distance found from property boundaries to siding only at the date of survey. There are no measurements pertaining to footing, roofing, etc. This plan is for the protection of the Mortgagee only and is not to be used for the location of the property lines. We accept no responsibility for unauthorized use.

Dated this 13 day of MAY, 2004

(Plan 04-05-26 )

*B. Hewko*  
Bruce Hewko, C.L.S.



## 240 Niven Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 2355 sq ft



**Main Floor**  
Exterior Area 1001 sq ft



**2nd Floor**  
Exterior Area 1354 sq ft



PREPARED: Sep 2020

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

