

# WELCOME TO

## 312 BELLANCA AVENUE

### \$319,900

4701

SHANE CLARK

WORK 867.669.2110

CELL 867.446.4663



### ROOM SIZES

Living Room 13 X 15.6	Kitchen 13 X 15				<b>BATHS</b>	1 Full
Primary Bedroom 10.4 X 13	Bedroom 9.2 X 11.2				Storage	Basement
Guest Cottage 9 X 19				Make: Model: Serial #:	Foyer / Entry 11 X 11	Deck 14x20, 4x10, 4x5

### HEAT

### INSULATION

### BUILDING

### LOT

Type OIL & PROPANE	Ceiling: R 52	Sq.ft 1040	Lot Size 3562
Annual Cost	Walls: R 28	Age 2012/1974	Garage Guest Cottage
Litres Over Last 12 Mo. Oil: 1,751 L Propane: 931 L	Floor: R 36	Lot Block Plan Unit C4729 199	Parking 4 Spots
Skirting: R			

### SPECIAL FEATURES / FURNISHINGS:

Amazing remodelled and fully renovated custom home with so many highlights. Just sitting on the front deck, you can enjoy the tasteful entry into this fantastic home and over the fence 4 parking spots for everything you need to park and a great look at you guest cottage that is heated and wired and ready for guests or use as an extra bedroom or suite away from the main home. Whether you look from the ground up or the roof down, all you will find is care and attention to detail. All new reconstruction with roof trusses and assembly, spray foam insulation providing high R values and sealed vapour barriers plus all new electrical, plumbing, interior finishes such as maple cabinets, baseboards and crown mouldings throughout, furnace (2016), washer/dryer (2018), hot water tank (2021), and all new components from 2012 or newer. There are PVC triple pane window units, PEX water lines, high insulation values and attractive exterior finishes and LOW utilities. The guest cottage comes fully furnished, move in next month or kick those folks out today, just make sure you don't miss seeing this property!

**Price includes:** Fridge, stove, dishwasher, fridge, stove, Microwave, window coverings, guest cottage shed & furnishings, cupboards in entry way and don't be shy to ask for more!

**NOTE:** Northlands is subject to a local improvement (LI) charge for new water & sewer services at \$283.37/month for 25 years (starting 2015) @ 3.3% interest.

### FOUNDATION

Wood Blocking On Pads

### PROPERTY TAXES

Amount/yr \$1267.20 2020

Tenure Fee Simple Condo

Fees LI: \$283.37/mo.

Area Northland

# 312 Bellanca Ave, Yellowknife, NT

## Main Floor



PREPARED: Jul 2021



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.

