

WELCOME TO

195 RIVETT CRESCENT

\$685,000

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 17.11 X 14.11	Dining Room 13.9 X 13.8	Kitchen 13.2 X 18.11	Den 12.7 X 11.11		BATHS 2-4pc, 1-4pc Ensuite
Primary Bedroom 13.1 X 13.1	Bedroom 13.2 X 8.7	Bedroom 13.3 X 8.6	Bedroom 12.8 X 10.8		Storage Basement Fully Developed
Laundry 7.9 X 5.4	Utility Room 12.7 X 5.5			Make: Model: Serial #:	Foyer / Entry 12.11 X 6.6 Deck 8 X 16

HEAT

INSULATION

BUILDING

LOT

Type OIL IN FLOOR & FAN COIL Annual Cost \$3,000.00 Litres Over Last 12 Mo.	Ceiling: R 46 Walls: R 20 Floor: R Skirting: R	Sq.ft 1491 + Full Basement Age 2002/03 Lot 155 Block 555 Plan 2389 Unit	Lot Size 6530 Garage Double Attached & Heated Parking Triple Paved
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SPECIAL FEATURES / FURNISHINGS:

Situated in the established family neighborhood of Range Lake close to schools, shopping areas, hospital, Range Lake snowmobile connector trails, with a 10 minute drive to the airport. Deep flat and useable lot with triple paved parking plus room for the RV. Fenced and landscaped rear yard with a firepit. Deck, large shed. Over 2800 sq. ft. of living space including the finished basement with 4 Bedrooms, 3 baths, main level living and family rooms, island kitchen with corner pantry, tiled kitchen backsplash, garden doors lead from the kitchen to the deck, propane cook-top. The primary BR features a full ensuite bath, a make-up area and a walk-in closet, lower level spacious family room with a quality pellet stove, spacious bedroom and full bathroom with a separate large laundry and mechanical rooms with a large bonus storage area under the stairwell.

Price Includes: Fridge, stove, dishwasher, microwave/range hood, washer, dryer, window coverings, fixed garage shelving, firepit and shed.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$4745.73 2020

Tenure Fee Simple

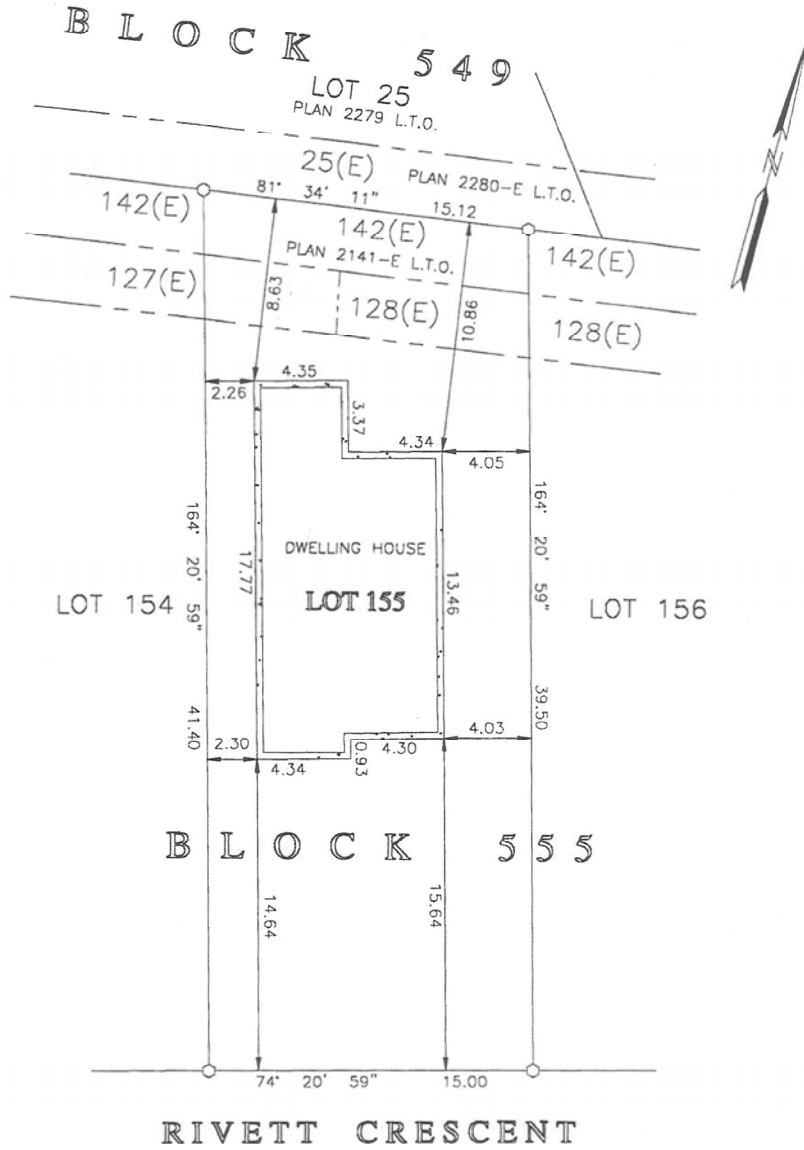
Fees

Area Range Lake N.

SUB-ARCTIC SURVEYS LTD.

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

I certify that this plan shows the location of the DWELLING HOUSE erected on Lot 155 Block 555, in the City of Yellowknife, N.W.T. (Plan 76462 C.L.S.R. , No. 2389 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.



NOTE:

SCALE 1 : 250

THIS IS NOT A BOUNDARY SURVEY. THE BOUNDARY DIMENSIONS HAVE BEEN COPIED FROM PLAN 2389 L.T.O. Unless otherwise specified, the dimensions shown relate to distance found from property boundaries to vinyl 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 the unauthorized use.

Dated this 5 day of DEC., 2002

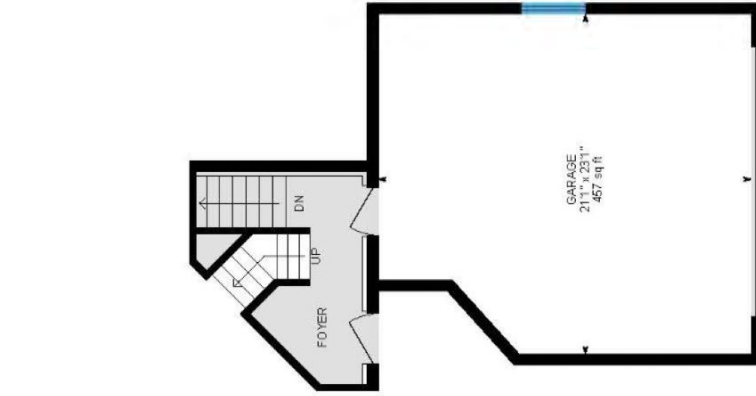
(file: 02-30-72(05))

B. Hewlko
Bruce Hewlko, C.L.S.



195 Rivett Crescent, Yellowknife, NT

Main Building



1st Floor

2nd Floor

Basement (Below Grade)

PREPARED: Sep 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.

