

# WELCOME TO

## 7 HORTON CRESCENT

### \$339,900

4783

SHANE CLARK

WORK 867.669.2110

CELL 867.446.4663



### ROOM SIZES

Living Room 15.5 X 13.2	Dining/Family Room 14 X 9.5	Kitchen 17.5 X 13.3			<b>BATHS</b>	1 Full
Primary Bedroom 14.4 X 9.11	Bedroom 12.3 X 9.4	Bedroom 10.2 X 13.2			Storage	Basement
Laundry 7.9 X 5.5				Make: Triple E Model: Alma Serial #: 2240	Foyer / Entry 6.7 X 17.1	Deck 6 X 10 12 X 12

### HEAT

### INSULATION

### BUILDING

### LOT

Type PROPANE	Ceiling: R 30/40 +/-	Sq.ft	1440	Lot Size	4745
Annual Cost \$3,341.00	Walls: R 20	Age	1982	Garage	
Litres Over Last 12 Mo. 4950 L	Floor: R 20	Lot	Block	Parking	Double Paved
	Skirting: R	4	542	Plan	1420
				Unit	

### SPECIAL FEATURES / FURNISHINGS:

This very comfortable home has great living spaces, large bedrooms and access to multiple outdoor spaces with an interior in like-new condition! Come and see the all new painted interior with flat finished ceilings, all new trims and baseboards plus all new flooring throughout and a pretreated subfloor. The bathroom includes new counter top and sink plus deep soaker tub and new surround. The kitchen has all new counter tops and double stainless steel studio sink with gooseneck faucet, high efficiency dishwasher, butcher block counter on the island and loads of counter space. The entry has endless storage and ample room to get in from outside and dry out your rain gear or snow gear and sporting equipment, etc. The back entry leads you onto a covered veranda looking out onto rock space. The recent propane conversion includes a RHeem on-demand hot water system complete with all new pex water lines and new drain lines throughout completed this summer when the floor insulation and barrier were replaced. Bedrooms feature all new closet organizers, wood stove will have all new hearth and reinstalled chimney with WETT certification for a new owner. Other work completed this summer was replacement of all electrical switches and outlets with modern decora style replacements and roof was inspected and all flanges and chimneys sealed.

**Call or text Shane for your personal viewing 867-446-HOME (4663) - IMMEDIATE possession available.**  
**Price includes:** Fridge, Stove, Dishwasher, Washer, Dryer, GenerLink, closet organizers, greenhouse.

### FOUNDATION

Wood Block on PT Pads

### PROPERTY TAXES

Amount/yr	\$2178.68	2020
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Tenure	Fee Simple
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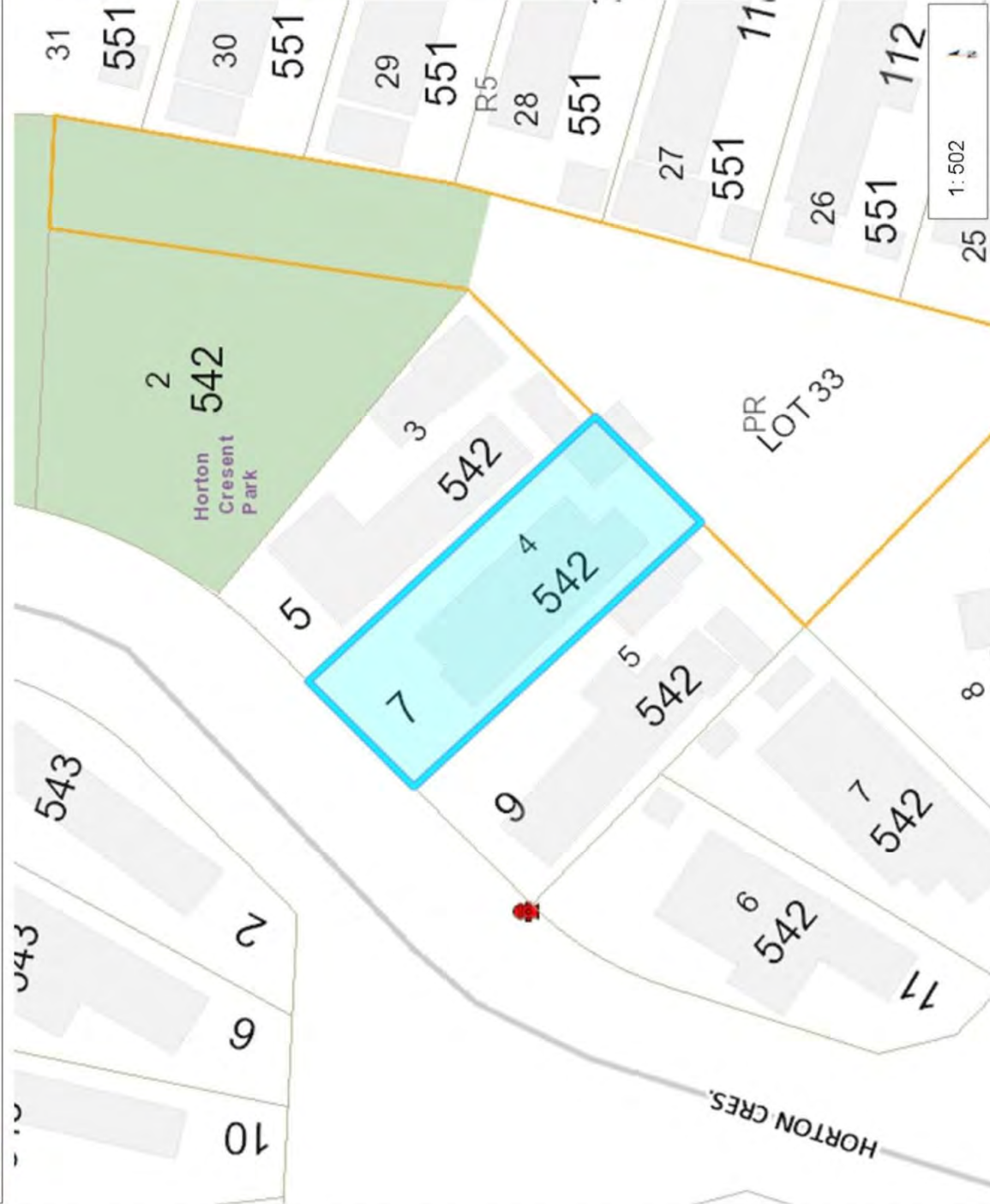
Fees

Area	Frame Lk South
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CITY OF YELLOWKNIFE

# 7 Horton Crescent



0.0 0.01 0.0 Kilometers

1:502

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Notes**  
My Notes

**Legend**

- Overlay Zones
- Zoning
- Undeveloped Area
- Designated Heritage Sites
- Buildings
- Trails
- Condo Units
- Parcels
- Streets
- Road
- Private Laneway
- Hydrants
- Parks
- Municipal Boundary
- Waterbodies
- One Way Markers





# 7 Horton Crescent, Yellowknife, NT

## Main Floor



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.

