

WELCOME TO  
302 4841 SCHOOL DRAW  
\$479,900  
+ GST

DELLA FRASER  
WORK 867.669.2111  
CELL 867.445.4010



ROOM SIZES

Living Room 15.3 X 13.3	Kitchen 9.10 X 13.6				BATHS	2 Full
Primary Bedroom 11.10 X 10.6	Bedroom 9.10 X 11.5				Storage	Basement
Laundry/Storage 95 SF.				Make: Model: Serial #:	Foyer / Entry	Deck 9 x 7.6

HEAT

INSULATION

BUILDING

LOT

Type Annual Cost Litres Over Last 12 Months	F/A PROPANE	Ceiling: R 42 Walls: R 52 Floor: R 66 Main Floor Skirting: R	Sq.ft Age Lot Block Plan	1190 2022 Unit 302b	Lot Sz Garage Parking	Single Energized
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SPECIAL FEATURES /FURNISHINGS:

Superb quality new build located in the coveted Tin Can Hill area, minutes from the downtown core with nature at your doorstep. Possession Spring 2022. An amazing top floor residence of 1190 square feet located at the front side of the building facing north. 2 bedrooms, 2 baths, plus in- suite storage/laundry. Soaring 17' vaulted ceiling in living room. Quartz countertops, dark charcoal and white cabinets, 7 inches of spray foam insulation in the walls, 9 inches plus spray foam insulation in the roof, Rockwool insulation in the walls between units, 6" baseboards, 3.5 inch casing, luxury vinyl and tile floors, top end stainless appliances, flat ceilings, generous deck at 9 x 7.6' and so much more. Builder has paid extra attention to the construction of a quiet energy efficient building.

Price Includes: 6 appliances

Interior samples are available to view at Coldwell.  
Call Della for more information

FOUNDATION

Steel Piles To Bedrock

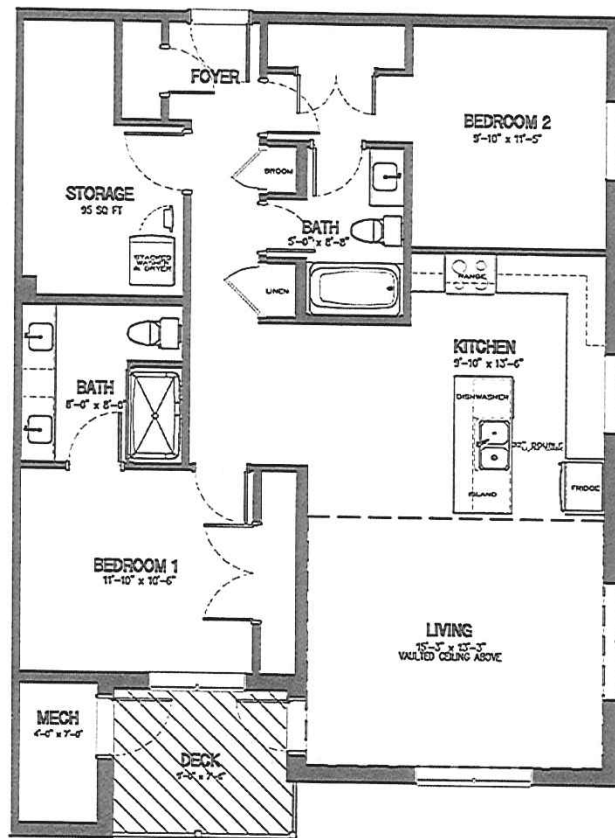
PROPERTY TAXES

Amount/yr

Tenure	Condo Fees
Fees	\$209.93/mo.
Area	School Draw

# WEST BAY CONDOMINIUM

4835 & 4841 SCHOOL DRAW AVE, YELLOWKNIFE, NORTHWEST TERRITORIES



1/8" = 1'-0"

**4841 SCHOOL DRAW AVENUE**  
**UNIT 302 THIRD FLOOR TWO BEDROOM 1,190 SQ FT**  
 AREAS ARE GROSS. DIMENSIONS MAY VARY TO DUE TO SITE CONDITIONS DURING CONSTRUCTION

  
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