



# WELCOME TO 1 KINGFISHER WAY \$789,900



**MOLLY MILLIGAN**  
WORK 867.669.2107  
CELL 867.688.0303



**SPECIAL FEATURES /FURNISHINGS:** Lot Size 15750 Lot 863 Block 964 Plan 909 Taxes \$2262

This is the most SPECTACULAR property in Yellowknife! This exceptional and unique property has significant potential to those looking to embrace and capture the lake front lifestyle. The property sits on an exclusive oversized 15,750 sq. ft. natural lot (.36 acres) on Great Slave Lake offering significant potential to subdivide. Surrounded by nature preserve, you could create a waterfront dream-home, B&B or docking for unique tourist house boats. The opportunities are endless, so come with your imagination and big dreams! This could be a great opportunity for tourism operators seeking to expand and offer a unique up-scale market alternative in Yellowknife. Only 5 minutes from downtown, and you can walk from your front door out onto the lake to enjoy an afternoon of cross country skiing, or hop in your canoe for a leisurely paddle around Latham Island. Cap it off with hot-chocolate and bannock on a stick cooked over an open fire. This dream can be your reality! And you're only minutes from down town and Old Town! This is an untouched gem! An exclusive natural lot located at the end of the road in desirable Peace River Flats.

There is a renewable \$157/year / 30 year lake bottom lease extending 40 feet from shore for the entire 150 feet of the property and an additional 133 feet to the south. Viewings are available by appointment. For a detailed information package or to book a showing call Molly at 867-688-0303.



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ify that this plan shows the location of the Dwelling House erected on Lot 863, Group 964, in the City of Yellowknife, N.T. (Plan 58798, C.L.S.R. No. 909 L.T.O.), and that the measurements are correct as shown. I hereby certify that there are no encroachments on the said lot, neither from without nor from within.









