

WELCOME TO
49 HORTON CRESCENT
\$382,999

5162

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046

C



ROOM SIZES

Living Room 15.4 X 14.11	Kitchen & Dining 16.4 X 14.11				BATHS	1-2pc, 1-4pc
Primary Bedroom 11.6 X 12.7	Bedroom 11.5 X 12.8	Bedroom 10.5 X 8.6			Storage	Basement
				Make: Alma Model: Serial #: 4255717	Foyer / Entry	Deck 10 X 20

HEAT

INSULATION

BUILDING

LOT

Type F/A OIL	Ceiling: R 40	Sq.ft 1129	Lot Size 5543
Annual Cost	Walls: R 20	Age 1982	Garage
Litres Over Last 12 Mo. Oil: 1359.8 L + 1.5 Cords of wood	Floor: R 26	Lot 24	Parking Triple Gravel
	Skirting: R	Block 542	
		Plan 1420	Unit

SPECIAL FEATURES /FURNISHINGS:

Situated in a quiet cul-de-sac area of Horton Crescent with no thru traffic. Triple gravel parking, partially fenced and landscaped, spacious deck, spacious shed/ workshop. Repainted interior, light and bright open concept. Most flooring including sub-floor is new in the past 3 years. Upgrades to both bathrooms and kitchen cabinets. Panel board replacement in a lot of the home. Stipple removal with flat finish ceilings in some of the home, some new doors, casement, trims, some new lighting, custom built barn doors around both the furnace and the new hot water tank (Nov 2021), new quality dishwasher, furnace and fibreglass oil tank both upgraded, new kitchen pantry door. Woodstove in living room to bring down those heating costs. Close to schools, recreation facilities and parks. Newer infrastructure (water and sewer) and pavement in the Crescent.

Price Includes: Fridge, stove, dishwasher, washer, dryer, sheds (combined as one).

FOUNDATION

Wood Blocking

PROPERTY TAXES

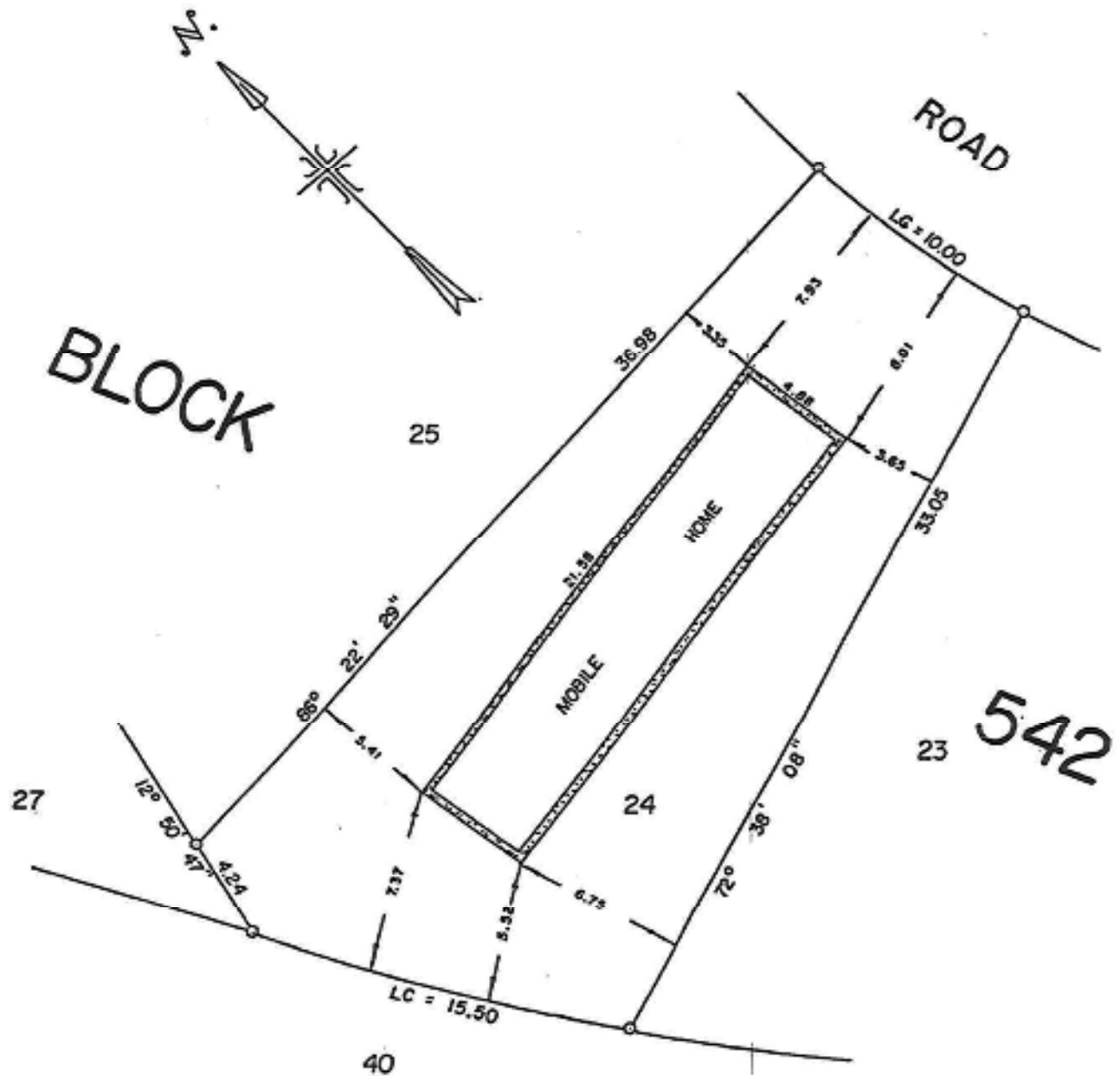
Amount/yr \$2237.89 2022

Tenure Fee Simple

Fees

Area Frame Lk South

I certify that this plan shows the location of the Dwelling House erected on Lot 24, Block 542, in the City of Yellowknife, N.W.T. (Plan _____, C.L.S.R. No. 1420 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:

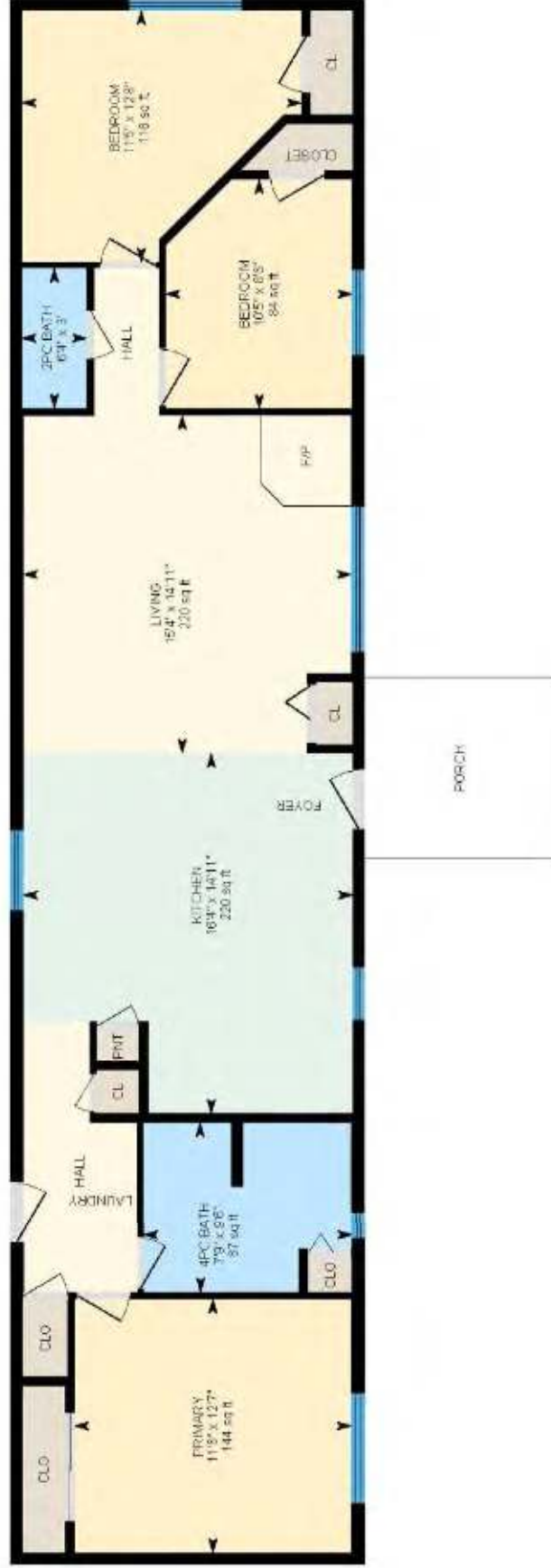
SCALE : 1 : 250 (metric)

Unless otherwise specified, the dimensions shown relate to distance found from property boundaries to foundation walls 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.



49 Horton Crescent, Yellowknife, NT

Main Floor



PREPARED: 2022/08/05



While 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.

