

WELCOME TO
31 LAROCQUE CRESCENT
\$385,000

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 15.6 X 14.9	Dining Room 9.8 X 7.5	Kitchen 18.2 X 7.3			BATHS	1-4pc, 1-4pc Ensuite
Primary Bedroom 12 X 14.9	Bedroom 9.4 X 12.5	Bedroom 8.3 X 9.4			Storage	Basement
Laundry Room 8 X 7.9				Make: SRI-Shelter Model: 3735 Serial #: 1676-02-16529	Foyer / Entry 13.8 X 5.2	Deck 10 X 20

HEAT

INSULATION

BUILDING

LOT

Type F/A OIL	Ceiling: R 40	Sq. Ft. 1216	Lot Size 4561
Annual Cost \$4,500.00	Walls: R 20	Age 2002	Garage
Litres Over Last 12 Mo. 2500 L Estimate @ \$1.80/L	Floor: R 28	Lot 17 Block 566 Plan 3735 Unit	Parking Double Gravel
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Close to schools and rec facilities and situated in a quite family area this 3 BR/2bath home is situated on a flat and useable lot. Triple gravel parking with room for RV's. Cathedral ceilings in the LR and kit, pantry off kitchen. Reverse floorplan with 2 BR's and a full bath at one end with the main BR and a full bath and a walk in closet at the other. Separate laundry room with overhead cabinets. Sliding doors leading to a 10x20 deck that receives evening sun.

Price Includes: Fridge, stove, dishwasher, washer, dryer and shed.
*\$2500 flooring allowance to be provided to the purchasers on closing.

FOUNDATION

Wood Blocking on Gravel Pad

PROPERTY TAXES

Amount/yr \$2371.11 2022

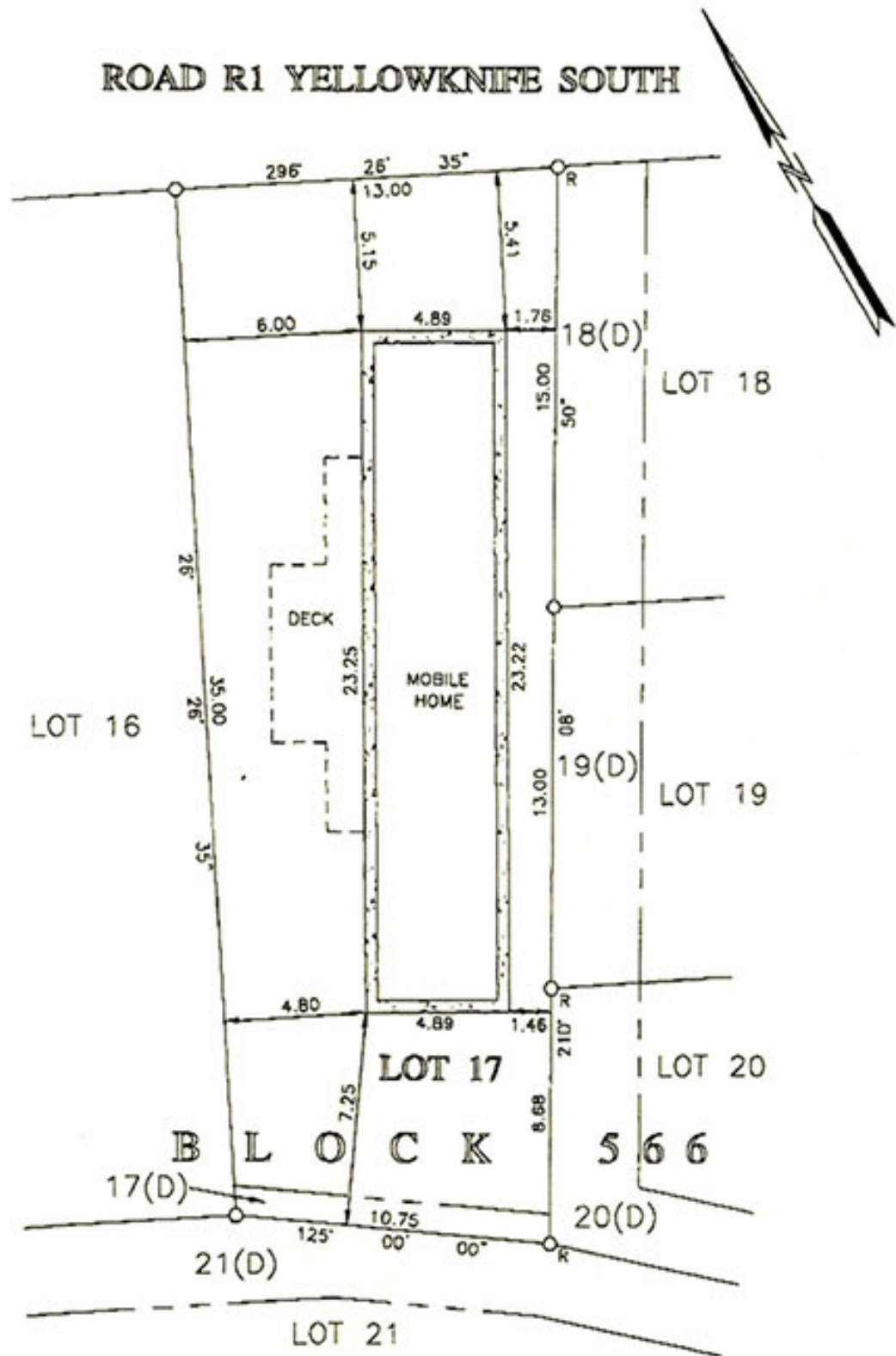
Tenure Fee Simple

Fees

Area Range Lake N.

Yellowknife, N.W.T. (Plan 86269 U.L.S.R. , No. 3735 L.T.O.), and that the measurements are correct as shown. further certify that there are no encroachments on the said lot, neither from without nor from within.

ROAD R1 YELLOWKNIFE SOUTH



NOTE:

SCALE = 1 : 200



31 Larocque Crescent, Yellowknife, NT

Main Floor



PREPARED: 2022/09/18



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.

