

WELCOME TO  
30 BROMLEY DRIVE  
\$705,000

5314

SHANE CLARK

WORK 867.669.2110

CELL 867.446.4663



ROOM SIZES

Living Room 18.5 X 15.10	Dining Room 11.2 X 13	Kitchen 13.1 X 12.11			<b>BATHS</b> 1-5pc Ensuite, 1-5pc, 1-4pc, 1-3pc
Primary Bedroom 16.11 X 15.5	Bedroom 11.1 X 11.4	Bedroom 8.8 X 12.1			Storage Basement Full, Partially Finished
Suite 1 BEDROOM SUITE	Utility Room 21.11 X 5.4	Laundry 6.5 X 6.11		Make: Model: Serial #:	Foyer / Entry 8.1 X 11 Deck 4x16, 3x16

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R 40	Sq. Ft. 1720	Lot Size 6431
Annual Cost \$6,461.52	Walls: R 20	Age 1986	Garage Attached
Litres Over Last 12 Mo. 4308 L @1.4999/L	Floor: R	Lot 16 Block 507 Plan 1080 Unit	Parking Paved 4+
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Quality family home located on quiet street with an abundance of parking, heated double attached garage plus over 400 sq ft of heated storage and a revenue income suite with separate entrance for tenant. Concrete foundation with exposed bedrock in basement, fully paved driveway with room for 3+ vehicles, boat and RV. This home recently underwent extensive renovations with the entire upper level seeing new drywall & trims plus newer cabinet fronts, flooring and a kitchen appliance package with smudge resistant finish. Large pantry and walk in laundry area off kitchen, sunken living room and large bedrooms and smartly renovated bathroom areas highlight comfortable living that's close to everything. Exterior shows vinyl siding with cedar accents, fully fenced back and side areas with crush gravel and wood decking areas plus privacy fencing. Important updates include new boiler and chimney (2020), Hot water tank off boiler with electric backup (2020) New light fixtures upper level (2022) flooring upper level (2022). Granby upright fuel tank (2019-June).

**Price Includes:** 3 fridges/stoves/washers/dryers, dishwasher, curtain rods, Garage door opener and controls. Possession negotiable.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$4873.57 2022

Tenure Fee Simple

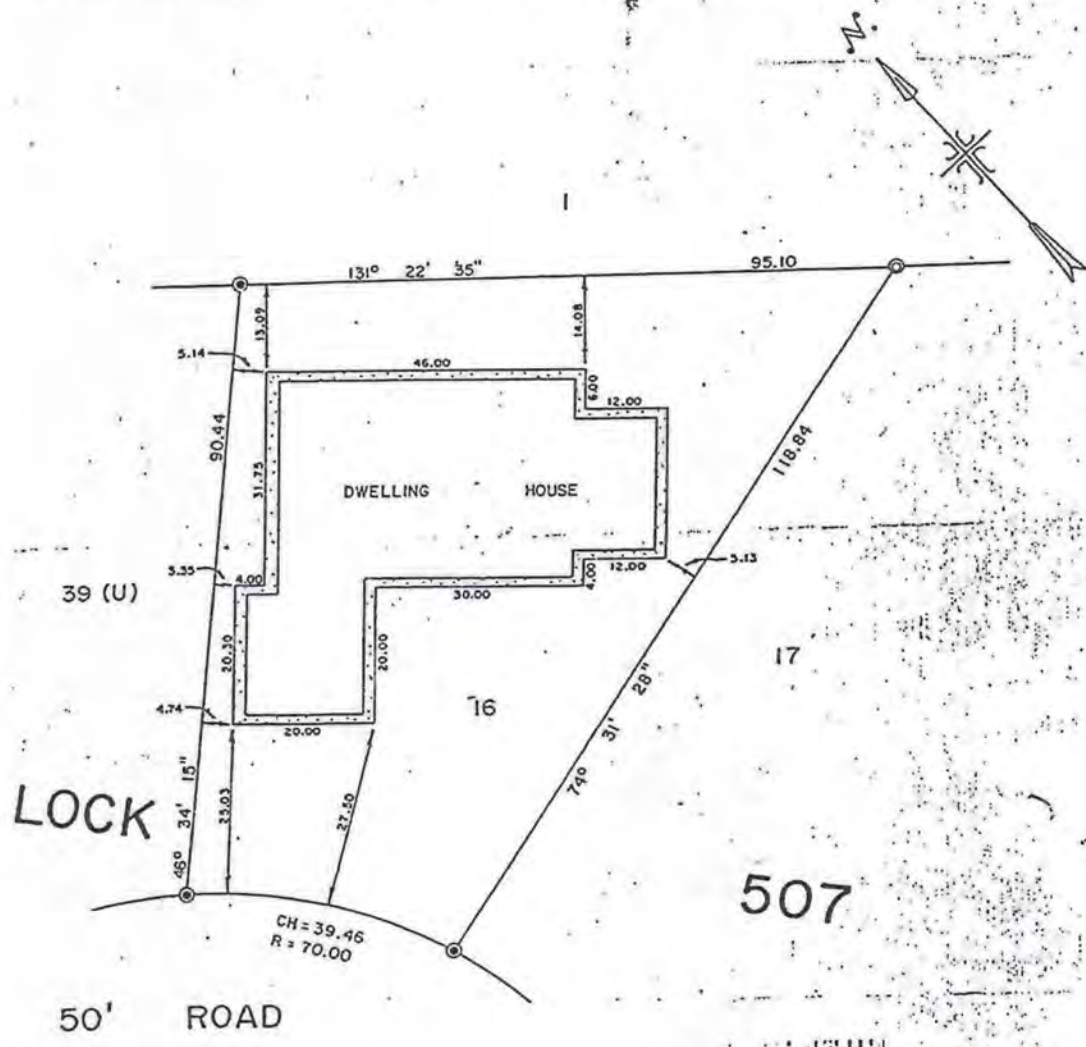
Fees

Area Frame Lk South

Surveys Ltd.

P.O. BOX 2545  
 YELLOWKNIFE, N.W.T.  
 X1A 2P8  
 PH: (403) 873-5792  
 FILE NO:

I certify that this plan shows the location of the Dwelling House erected on Lot 16, Block 507, in the City of Yellowknife, N.W.T. (Plan 61711, C.L.S.R. No. 1080 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.



LOCK

50' ROAD

NOTE:

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.

Dated this 12 day of Sep. 19 84

1460  
 261  
 1721

SCALE 1" = 20'

*B. Underwood*  
 Thomson Underwood McLellan  
 Surveys Ltd. Canada Lands Surveyor

(File



# 30 Bromley Dr, Yellowknife, NT

Main Building



1st Floor



Basement (Below Grade)

PREPARED: 2023/03/17

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.

