

WELCOME TO
5064 FORREST DRIVE
\$1,075,000

5524

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 18.2 X 20.2	Dining Room 11.5 X 8.1	Kitchen 11.5 X 13	Office 29.8 X 14.3		BATHS 1-3pc, 1-5pc, 1-5pc Ensuite
Primary Bedroom 13.8 X 14.8	Bedroom 13.9 X 10.7	Bedroom 13.7 X 10.6			Storage Basement
Laundry Room 11.1 X 7.7				Make: Model: Serial #:	Foyer / Entry Deck F:15.8x14 + 4x16 Rear: 32.4x25.8

HEAT

INSULATION

BUILDING

LOT

Type PROPANE IN-FLOOR	Ceiling: R 60	Sq. Ft. 2931	Lot Size 5964
Annual Cost \$5,882.80	Walls: R 38	Age 2016/17	Garage 60' Long 1500 Sq. Ft.
Litres Over Heating includes garage, HW, range, BBQ & Smoker	Floor: R	Lot 7 Block 132 Plan 717	Parking Triple, Paved & Concrete + RV
Last 12 Mo.	Skirting: R	Unit	

SPECIAL FEATURES /FURNISHINGS:

Dream home with dream garage. This house & property is meticulously maintained. Multi vehicle parking on the paved & concrete driveway with a separate paved RV parking lane alongside the house. Quality built matching 10x12 shed with shelving. Chain link full fencing with privacy lattice, raised garden planters. Permanent mounted and covered WIFI enabled propane generator on concrete pad. Solar system keeps the power costs at roughly \$20 per month. Over 1100 sq ft of front & rear decking (with Duradek surfaces) receives all day sun. Hose bibs on front deck, front patio and by RV pkg area. Upper rear deck has a hot & cold hose bib and rain. Ready for outdoor kitchen. Replacement cost of this custom built smoke and pet-free home far exceeds the list price. Mint condition, shows like new.

Price Includes: Fridge, propane oven/stove, dishwasher, microwave, garburator, washer, dryer, blinds, shed, generator, BI garage shelving.

*Garage, fridge/freezer & mirror, drapes, kitchen bar stools, LR BR & garage TV's, main BR wire shelving, surround sound system, air compressor, reels, filters regulators & condenser system in garage are not included with the sale.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$7166.37 2022

Tenure Fee Simple

Fees

Area Forrest Park

The 60 ft garage (1500 sq ft) has 11.4" ceilings, sealed plywood walls, a 3 pc bath with a urinal and dual wash tub. Powered with multiple 20 amp circuit plugs with wiring for welders and compressors and RV plug. 200 amp electrical service with 3 sub-panels.

The garage also features a rough in for a separate suite, office, home occupation and has a separate zone for heat, separate entrance & egress windows. Some flooring materials & all rough-ins in place make it development ready & a great added feature & still leaves loads of space in the oversized garage.

All exterior and interior lighting is LED high efficiency.

The northern entry to the home is slate tile and features a huge walk-in coat closet. The rest of the house features quality wide profile vinyl planking featuring seamless transitions on the stair nosing's with extra wide stairs.

The kit, DR & LR area features a 17' ceiling with an upper and lower bank of windows all with Hunter Douglas remote blinds. Flat finish ceiling with LED pot lighting. Top down, bottom up custom blinds in rest of the home. Huge quartz island chef's kitchen with multiple breakfast bar seating. High end quality Jenn-Air stainless appliances with a 6 burner propane stove with griddle, fridge/freezer with water and ice dispenser. Garburator in dual deep sinks and touch control faucet. Cappuccino colored custom built soft close upper & lower drawers & cabinets. High efficiency ceiling fans with remotes.

Huge walk-in pantry off of the kitchen.

All three bedrooms are very spacious. The primary bedroom features a walk through walk in closet into the spacious ensuite featuring double sinks with a double custom built vanity with quartz counter tops a double kidney shaped Jacuzzi tub and separate corner shower with sitting area with a quartz surround.

The main bath features dbl sinks custom built vanity & quartz counter tops.

The spacious laundry room features a wash tub, folding table and upper and lower cabinets.

The upper level loft is great for a double office area and sitting room or can easily be re-purposed to a 4th BR. The huge rear deck with metal rails and glass panels is accessed from the loft area.

More details as well as operating costs on this custom designed super energy efficient designed and built house are available on request.

This property shows 10/10 and is in show home condition.

Surveyor's Real Property Report

SUB-ARCTIC SURVEYS LTD.

P.O. BOX 2441, 226 UTSINGI DRIVE
YELLOWKNIFE, N.T.
X1A 2P8



PHONE: (867) 873-2047
FAX: (867) 873-9079
EMAIL: sas@sub-arctic.ca

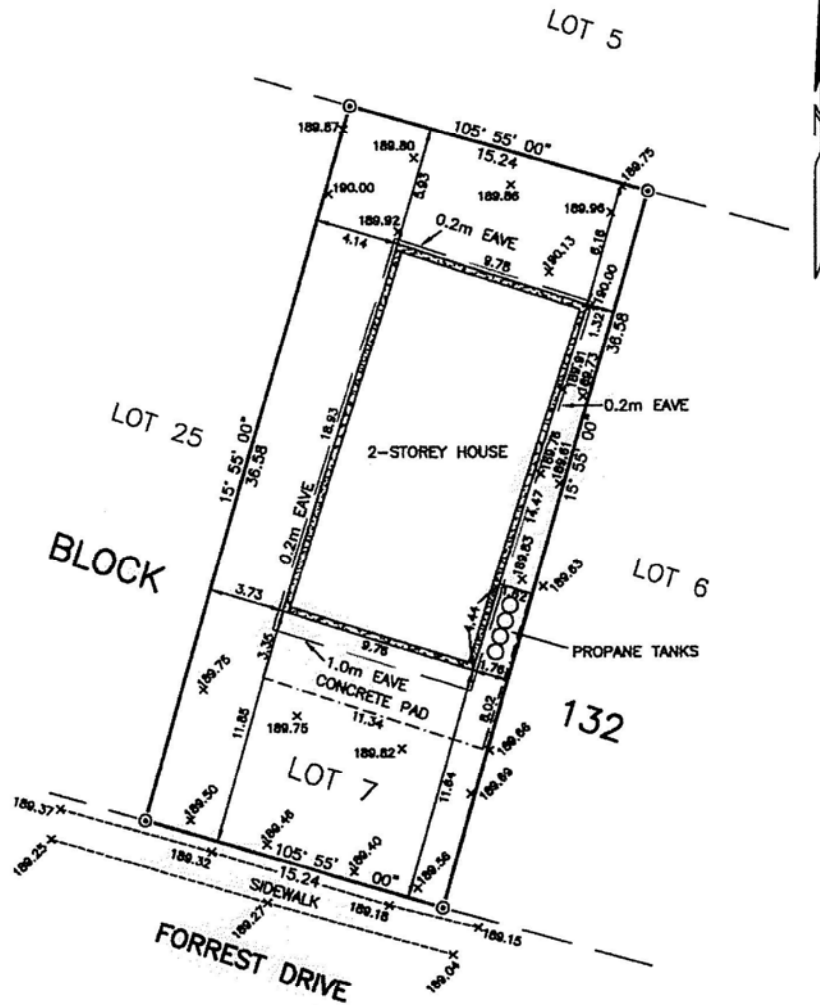
I certify that this Surveyor's Real Property Report shows the location of the 2-STOREY HOUSE erected on the property legally described as Lot 7, Block 132, Plan 717 L.T.O., and municipally described as 5064 FORREST DRIVE in the CITY OF YELLOWKNIFE N.T., and that measurements are accurate as shown. I further certify that no structure on the parcel extends beyond the boundaries and that no structure extends into the parcel from adjacent parcels.

CERTIFICATE OF TITLE SEARCH SUMMARY

CERTIFICATE NO. 65046

OWNER(S): KLAUS H. PETAK AND ANNE PAQUET-BELAND

DATE OF SEARCH: JULY 5, 2017



SCALE = 1:250

NOTE:

This Surveyor's Real Property Report was prepared for KLAUS PETAK and is not valid unless it is a sealed original copy issued by the surveyor. This is not a boundary survey. The boundary dimensions have been copied from Plan 717 L.T.O. Unless otherwise specified, the dimensions shown relate to the distance found from property boundaries to the VINYL SIDING only at the date of survey. This Surveyor's Real Property Report is not to be used for the location of property lines and we accept no responsibility for the unauthorized use.

Dated this 11 day of JULY, 2017

(file no.: 17-003-12-JL10-RPR)

CERTIFIED CORRECT

Bruce Hewiko, C.L.S.
A.C.L.S. Licence No. 005



5064 Forrest Dr, Yellowknife, NT

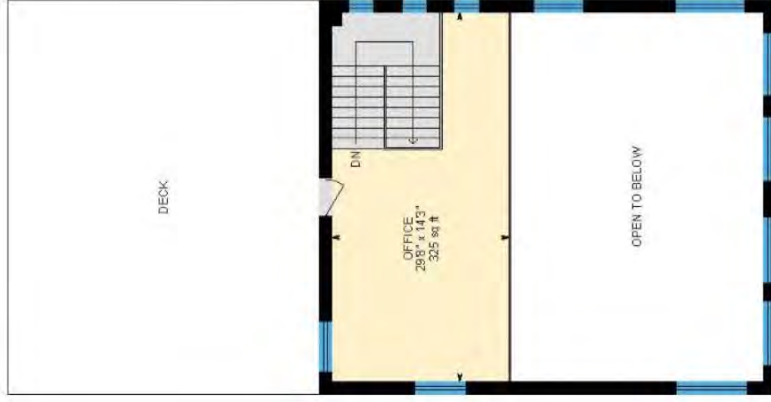
Main Building



1st Floor



2nd Floor



3rd Floor



PREPARED: 2023/08/04

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.

