

WELCOME TO

101 4835 SCHOOL DRAW AVENUE

\$554,900

+ GST

5649

DELLA FRASER

WORK 867.669.2111

CELL 867.445.4010



ROOM SIZES

Living Room 13.2 X 15.4	Kitchen 13.8 X 15.4				BATHS	3 Full
Primary Bedroom 11.11 X 10.6	Bedroom 11.7 X 10.2	Bedroom 11.5 X 10.2	Den/Office 8.1 X 10		Storage	Basement
Laundry/Mech. 10.4 X 8.1				Make: Model: Serial #:	Foyer / Entry 12.1 X 5	Deck 8.8 X 7.6

HEAT

INSULATION

BUILDING

LOT

Type F/A PROPANE	Ceiling: R 42	Sq. Ft. 1520	Lot Size
Annual Cost	Walls: R 52	Age 2022	Garage
Litres Over Last 12 Mo.	Floor: R 66 Main Floor	Lot Block Plan Unit C4812 102	Parking Single Energized
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Exceptional living at WEST BAY!

This new 3 bedroom, 3 full bath plus den is a contemporary design that blends the best of both worlds. Located in a sought after location steps from greenspace and City center with a south facing deck for sunshine and BBQ's. Loads of natural light shines in this bright residence with 9ft ceilings, quartz countertops, huge island anchored by a gorgeous hanging light, open concept kitchen with loads of cabinets and top of the line dark charcoal stainless appliances. The stove has an Induction cooktop & air fryer capability. Exceptional quality luxury vinyl flooring with tiled floors in the bathrooms. The build is very energy efficient with an R42 ceiling, R52 walls & R60 on the main floors. Icynene spray foam insulation, 7 inches in the walls/9 inches in the roof, top end Omega 850 series Dura build triple pane windows, Rockwool insulation in the party walls and between floors. The developer has paid extra attention to the construction of a quiet energy efficient building. Beautifully fitted out with 6 inch baseboards, 3.5 inch casings & exceptional fitted out bathrooms. Only 9 condo's in this very quiet building. Don't like stairs? This condo is for you! Pets and rentals are welcome.

An exceptional home at an exceptional price.
Call Della today to view at 867-445-4010

FOUNDATION

Steel Piles To Bedrock

PROPERTY TAXES

Amount/yr \$1921.36 2023

Tenure Condo Fees

Fees \$827.88/mo.

Area School Draw

101-4835 School Draw Ave, Yellowknife, NT

Main Floor



PREPARED: 2023/01/12



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.

iGUIDE

