

WELCOME TO  
22 STUDNEY DRIVE  
\$1,310,000  
HAY RIVER

5643

SHANE CLARK

WORK 867.669.2110

CELL 867.446.4663



HEAT		INSULATION		BUILDING				LOT	
Type	PROPANE - HW INFLOOR	Ceiling: R	60+	Sq.ft	5500			Lot Sz	60000
Annual Cost	\$8,244.92	Walls: R	28	Age	2022			Garage	
Litres Over		Floor: R	Heated	Lot	Block	Plan	Unit	Parking	
Last 12		Skirting: R		654		365		Taxes	\$5,333
Months								Year	2023

**SPECIAL FEATURES /FURNISHINGS:**

Ready for your own warehouse & property to expand your operations! Quality constructed & new warehouse-style shop plus residence immediately available in this 2 storey 5500 square foot complex on a large & level graded lot with loads of parking space all geotextile in place. Best practices in mind when construction of this property was completed, features in the living space include Walnut cabinetry, glue down engineered flooring plus Italian manufactured tile flooring in kitchen and baths. \$30k in granite countertops plus custom touches throughout. Industrial shop has two tall bay doors, infloor drainage system in the super reinforced concrete slab floor & and a dual boiler system off propane that provides in slab heating to the warehouse and radiant & infloor heating to the upper level. Attractive and durable metal siding & roofing plus R-values above required ratings. Heating costs positively reflect this. Call Shane at 867-446-4663 or email shanec@cbyk.ca for further info.

Water Costs 1yr. \$1425.86

Sewer Costs 1yr. \$713.11

Electrical Costs 1yr. \$4091.01



