WELCOME TO
48010 BACK ROAD DRIVE
$155,000
HAY RIVER

MLS MULTIPLE LISTING SERVICE®
5652

JIM WELLER

WORK	867.669.2112
CELL	867.765.8967

ROOM SIZES						
					BATHS	
					Storage	Basement
				Make: Winalta Model: 21587 Serial #: 11849	Foyer / Entry	Deck 10 X 12

HEAT	INSULATION	BUILDING	LOT

HEAT	INSULATION	BUILDING				LOT	
Type F/ A OIL	Ceiling: R 40	Sq. Ft.	1520			Lot Size	15070
Annual Cost	Walls: R 20					Garage	
Litres Over Last 12 Mo.	Floor: R 24	Age	2005			Parking	Gravel
	Skirting: R	Lot 1953	Block	Plan 4177	Unit		

SPECIAL FEATURES /FURNISHINGS:

Spacious modern 1520 sf modular home (20' X76') built in 2011 on a 15,000 sf Vale Island lot with 3 bedrooms, vinyl siding PVC windows, oil heat.

During the historic 2022 Hay River flood the yard and blocking got wet but, as the home was high enough off the ground no water entered the home or the belly bag. An oil tank leak has been completely remediated with documentation available. There is also unrelated plumbing damage from a previous unrelated freeze-up. The home appraised for $190,000 but is being offered at $165,000 As Is. Lots of upside potential for the right purchaser.

FOUNDATION

Wood Blocking

PROPERTY TAXES

Amount/yr	$2110	2021
Tenure	Fee Simple	
Fees		
Area	Nt	