

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



JIM WELLER

WORK 867.669.2112 CELL 867.765.8967

ROOM SIZES									
						BATHS			
						Storage		Basement	
				Mo	ake: Winalta odel: 21587 al #: 11849	Foyer / Entry		Deck 10) X 12
HEAT		INSUL	INSULATION		BUILDING	;	LOT		
Type F/ A OIL Annual Cost Litres Over Last 12 Mo. SPECIAL FEAT	URES /FURNIS	Ceiling: R 40 Walls: R 20 Floor: R 24 Skirting: R SHINGS:	D	Sq. Ft. Age Lot 1953	1520 2005 Block Plar 417		Lot Size Garage Parking	15070 Gravel	
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.							FOUNDATION Wood Blocking		
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.							ROPERTY TAXES nt/yr \$2110 2021 enure Fee Simple Fees		2021
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