

WELCOME TO  
48010 BACK ROAD DRIVE  
\$150,000  
HAY RIVER

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

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

SPECIAL FEATURES /FURNISHINGS:

Spacious modern 1520 sf modular home (20' X 76') built in 2005 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 \$150,000 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

