

WELCOME TO
103 HERRIMAN ROAD
\$419,900

5720

SHANE CLARK

WORK 867.669.2110

CELL 867.446.4663



ROOM SIZES

| | | | | | | |
|--------------------------------|---------------------------|------------------------|--|------------------------------|--------------------------|-------------------------|
| Living Room 15.9 X 15.1 | Dining Room 9.3 X 7.10 | Kitchen 15.6 X 7.2 | | | BATHS | 1 Full |
| Primary Bedroom 11.3 X 15.1 | Bedroom 9.5 X 10.8 | Bedroom 10.1 X 11.5 | | | Storage | Basement Crawl Space |
| Laundry Room 5.9 X 7.7 | Den 9.11 X 11.7 | | | Make: Model: Serial #: | Foyer / Entry 4 X 6.1 | Deck 10x12 16x20 |

HEAT

INSULATION

BUILDING

LOT

| | | | | | | | |
|-------------|-------------------------------|-------------|----|---------|-------|----------|-------------|
| Type | F/A PROPANE | Ceiling: R | 40 | Sq. Ft. | 1252 | Lot Size | 6691 |
| Annual Cost | \$5,273.00 | Walls: R | 20 | Age | 1991 | Garage | 2 Sheds |
| Litres Over | 5859 L | Floor: R | 26 | Lot | Block | Parking | Double + RV |
| Last 12 Mo. | Less than 1 cord of wood used | Skirting: R | | 25 | 558 | Unit | |
| | | | | Plan | 2071 | | |

SPECIAL FEATURES /FURNISHINGS:

Looking for a practical and durable property that's also affordable? Look no further than this 3-bedroom home nestled conveniently close to schools and amenities. With double parking out front and additional RV parking on the property, there is plenty of space. Plus, enjoy the convenience of two sheds, both equipped with power, and one even boasts the option to heat.

Come inside from the back yard to a relaxing 2nd living room area with easy access to fresh air and loads of natural light.

But that's not all! This home is not only practical but also cost-effective. Thanks to a propane conversion in 2018, electricity costs average out at a mere \$153 per month, with a low of just \$86 last July. Imagine the savings on your monthly budget!


This home has had several important updates, including a new roof in 2023, a full propane conversion furnace in 2018, a Rheem on-demand hot water system also in 2018, a cook stove from the same year, and updated kitchen cabinets and countertops in 2019. Not to mention triple-pane PVC windows installed in 2014. Recent updates to flooring and some interior painting have given this home a fresh and modern feel, while the exterior rancher board painted red adds a touch of charm. Plus, cozy up by the wood stove in the living room during those colder months.

Once again, step outside onto the two-tiered back deck, where you'll soak up the full afternoon sun. It's the perfect spot for a BBQ or simply relaxing with a good book. And for those who enjoy outdoors, there's several garden boxes along the side yard await your personal touch. And don't forget the haskap bushes in their fourth year and a shelter for poulterer hobby enthusiasts.

Don't miss out on this fantastic opportunity! Get in touch today to schedule a viewing. Call or text Shane at 867-446-HOME (4663).

Recent home inspection on file.

Price includes major appliances, window coverings, sheds, and garden boxes. Possession available at the end of June. ✨

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FOUNDATION

Steel Piles To Bedrock

PROPERTY TAXES

Amount/yr \$2771.25 2023

Tenure Fee Simple

Fees

Area Range Lake N.

103 Herriman Rd, Yellowknife, NT

Main Floor



PREPARED: 2024/03/22



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.



