

WELCOME TO 12 BALLANTYNE COURT \$910,000



NATHAN ROUND

WORK 867.669.2103 CELL 867.446.2458



ROOM SIZES									
Living Room 15.8 X 15.8	Dining Room 11 X 13	Kitchen 10.11 X 11.2	Rec. Room 21.5 X 18.11		BATHS	Upper: 2-4pc Lower: 1-3pc			
Primary Bedroom 13.7 X 15.4	Bedroom 10.11 X 11.3	Bedroom 11.9 X 8.7			Storage	Basement Heated Crawl Space			
Living Room (suite) 13.8 X 21.9	Kitchen (suite) 9 X 8.7	Bedroom (suite) 13 X 15.6	Bedroom (suite) 21.6 X 8.6	Make: Model: Serial #:	Foyer / Entry	Deck Back Deck, 2 Tiers			

HEAT	INSULATION		BUILDING		LOT
Type OIL HW INFLOOR	Ceiling: R 40	Sq. Ft.	3459		Lot Size 6332
Annual Cost Litres Over	Walls: R 20 Floor: R	Age	2003		Garage Double Heated & Attached
Last 12 Mo.	Skirting: R	Lot	Block Plan	Unit	Parking Triple Gravel + RV
SPECIAL FEATURES /FURNISHINGS:			304 2732		

Welcome to Ballantyne court, a family friendly neighborhood backing onto Niven Lake Trail. 12 Ballantyne combines luxury with comfort with its spacious 3 level build accommodating 5 bedrooms and 3 bathrooms. On the main level of the home you'll find the master suite with walk in closet and full ensuite bathroom, 2 more bedrooms and a bright open living/dining room which flows out to the back deck over looking the large fully fenced backyard. A second very large family room, dedicated laundry/mud room and tons of storage is also found in the main upper portion of the home. On the lower level of the home with its own entrance is the 2 bedroom suite which can be fully isolated OR opened up to the upper level of the home if a larger family were to occupy the home. Within the large double wide garage is the heated crawl space entrance which is highly useful for any storage needs. New paint and new shower in the suite. This home is sure to impress, call 8674462458 today for a viewing!

FOUNDATION

Concrete To Bedrock

PROPERTY TAXES

2023 \$7477.30 Amount/yr

Tenure Fee Simple

Fees

Niven Lake Area

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12 Ballantyne Ct, Yellowknife, NT

Main Building

F/P PRIMARY 137" x 154" 194 sq ft LIVING 15'8" x 15'5" 214 sq ft 73" x81" 53 sq ft CLO DINING 11' x 13' 126 sq ft OPEN TO BELOW HALL CLO KITCHEN 10'11" x 112" 109 sq. ft BEDROOM 11'9" x 87" 100 sq ft BEDROOM 1011" x 113" 111 sq ft 4PC BATH 8'10" x 4'11" 44 sq ft REC ROOM 18'11" x 21'5" 336 sq.ft



PREPARED: 2023/08/09

Upper

Main Floor

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12 Ballantyne Ct, Yellowknife, NT

Main Building



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.





LLERHEAD & ASSOCIATES LTD.

Canada Lands Surveyors
and Engineers

BOX 1169 YELLOWKNIFE, NT XIA 2N8

PH: (867) 873-9690 FAX: (867) 669-6334

I certify that this sketch shows the location of the building erected on Lot 9, Block 304 in the city of YELLOWKNIFE, NT (PLAN 2732 L.T.O.), and that the dimensions shown are correct.











