

WELCOME TO

175 DAGENAIS DRIVE

\$649,000

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 16.7 X 11.7	Dining Room 10.3 X 7.11	Kitchen 10.3 X 10.2	Family Room 14.11 X 11.4	Kitchenette 9.10 X 11.2	BATHS	1-3pc, 1-5pc
Primary Bedroom 11.3 X 19.8	Bedroom 9.7 X 11.7	Bedroom 9.11 X 11.8	Bedroom 10.8 X 8.5	Bedroom 10.8 X 8.5	Storage	Basement Full Basement
Laundry/Utility Room 9.6 X 8.9				Make: Model: Serial #:	Foyer / Entry 3.9 X 6.8	Deck 10 X 20

HEAT

INSULATION

BUILDING

LOT

Type F / A OIL	Ceiling: R 40	Sq. Ft. 1056 + Full Basement	Lot Size 6781
Annual Cost	Walls: R 20+/-	Age 1987	Garage
Litres Over Last 12 Mo. 2022/23 - 2986.70 L	Floor: R	Lot 66	Parking Triple Gravel, Single Concrete
	Skirting: R	Block 519	
		Plan 1890	
		Unit	

SPECIAL FEATURES /FURNISHINGS:

Located on a secondary street in FLS with newer water & sewer infrastructure services in the past few years. Multiple vehicle parking on a gravel and concrete driveway. The deep lot makes for a huge fenced & landscaped rear yard that receives afternoon sun. The buyers of this property are going to be the beneficiaries of all the upgrades that the owners have done in the past few years featuring: New vinyl siding and a new deck (2022) new roofing (2021), french doors (2021), concrete walkway and new gate (2022), new oil tank, new hot water tank, mostly repainted interior, kitchen cabinets and counter tops, bathroom upgrades, flooring and electrical upgrades, basement flooring and repainting (2023), new front door (2021), interior doors replaced. The basement features 2 BR's and a 3 pc bath and a 2nd kitchen area perfect for a nanny, in-laws or a revenue helper. The works all done on this one with the biggest decision for the new owners is where to put the furniture and the TV. Pre-sale inspection on file. **Pictures are from May 2023.*

Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer, Shed & Window Coverings.

FOUNDATION

Engineered Foundation, Beams on
Concrete Columns

PROPERTY TAXES

Amount/yr \$4320.52 2023

Tenure Fee Simple

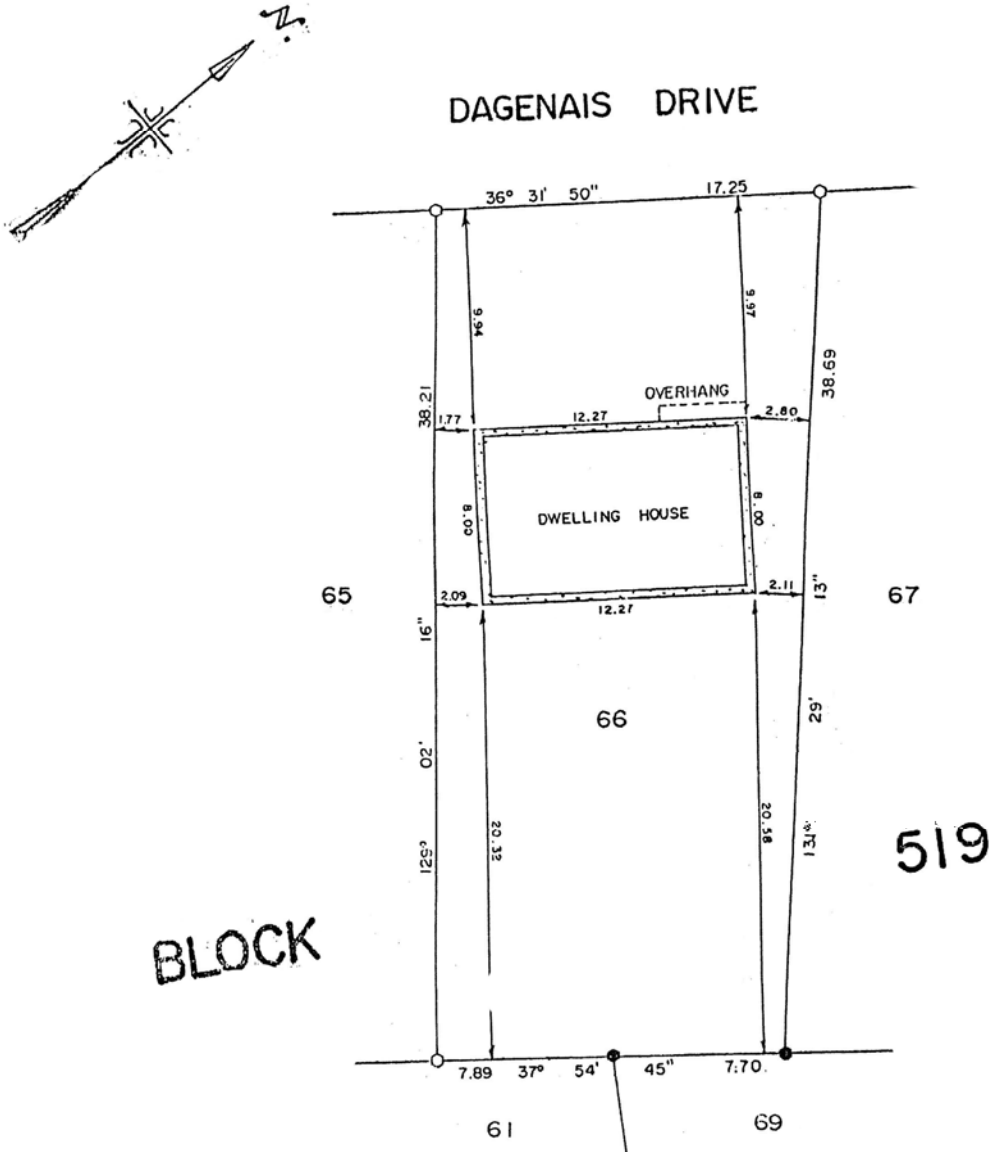
Fees

Area Frame Lk South

Thomson Underwood McLellan Surveys Ltd.

P.O. BOX 2545
YELLOWKNIFE, N.W.T.
X1A 2P8
PH: (403) 873-5792
FILE NO:

I certify that this plan shows the location of the Dwelling House erected on Lot 66, Block 519, in the City of Yellowknife, N.W.T. (Plan 70973, C.L.S.R. No. 1890 L.T.O.), and that the measurements are correct as shown, and further certify that there are no encroachments on the said lot, neither from without nor from within.



NOTE:

SCALE 1" = 250'

Unless otherwise specified, the dimensions shown relate to distance found from property boundaries to foundation walls only at the date of survey. There are no measurements pertaining to footing, roofing, etc. This plan is for the protection of the Mortgagee only and is not to be used for the location of the property lines. We accept no responsibility for the unauthorized use.

Dated this 9 day of Nov. 19 87 *B. Underwood* C.L.S.
Thomson Underwood McLellan
Surveys Ltd. Canada Lands Surveyor

(File)



175 Dagenais Dr, Yellowknife, NT

Main Building



1st Floor



Basement (Below Grade)



PREPARED: 2023/06/02

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.

