

WELCOME TO  
144 KASTEEL DRIVE  
\$649,000

5756

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 18.7 X 13.1	Dining Room 10.2 X 13.8	Kitchen 9.8 X 13.2			<b>BATHS</b> 1-4pc, 1-3pc Ensuite
Primary Bedroom 12.2 X 13.2	Bedroom 9 X 13.2	Bedroom 10.7 X 9.8			Storage Basement
Utility Room 5.3 X 13.6				Make: Model: Serial #:	Foyer / Entry 5 X 10.8 Deck Rear 350'

HEAT

INSULATION

BUILDING

LOT

Type OIL HW IN-FLOOR	Ceiling: R 40	Sq. Ft. 1436	Lot Size 6560
Annual Cost \$5,013.00	Walls: R 28	Age 1996	Garage Single Attached & Heated
Litres Over Last 12 Mo. Includes heating Garage	Floor: R	Lot 101 Block 549 Plan 2399	Parking Double Gravel + RV
	Skirting: R	Unit	

SPECIAL FEATURES /FURNISHINGS:

Situated in a high demand quiet family neighborhood this 2nd owner well maintained bungalow features 3 BR/2 bath 1436 sq ft with many upgrades inside and out. Stick built, steel piled foundation. Double gravel parking, landscaped front & back. Composite decking with metal rails on the covered front porch. Spacious rear deck with composite decking. Landscaped front & back. Rear yard receives evening sun, is partially fenced and backs to open space and a well treed area. Single attached heated garage will fit a full sized extended cab pick-up truck. Ample shelving in the garage offers additional storage. Long life hot water tank fed through the boiler which provides comfortable in floor heat throughout the house. Raised garden plots for the gardener. Enter the home through the spacious tiled front airlock entry/mudroom with a French door. Formal dining, island kitchen with glass tile matching the glass tiled kitchen backsplash. Sunken living room with an airtight woodstove. Hardwood and tile flooring. Upgraded vanity in the main bath with soft close drawers and matching mirror and medicine cabinet. The ensuite bath features a seashell shaped jetted tub. Other features and upgrades: Upgraded kitchen cabinets and counter-tops 2017, dishwasher and fridge replaced 2021, repainted interior, upgrades to main bath and new toilet in ensuite in 2021. Baseboards, switch plates 21/22, re-shingled roof with new roof venting 2019, electrical upgrades to lighting inside and out. New rock garden 2022, new garage OH door as well as opener 2022.

**Price Includes:** Fridge, Stove, Dishwasher, Microwave Range Hood, Washer, Dryer, Window Coverings, Shed, Firewood on site at time of possession.

FOUNDATION

Steel Piles To Bedrock

PROPERTY TAXES

Amount/yr \$4314.24 2023

Tenure Fee Simple

Fees

Area Range Lake N.

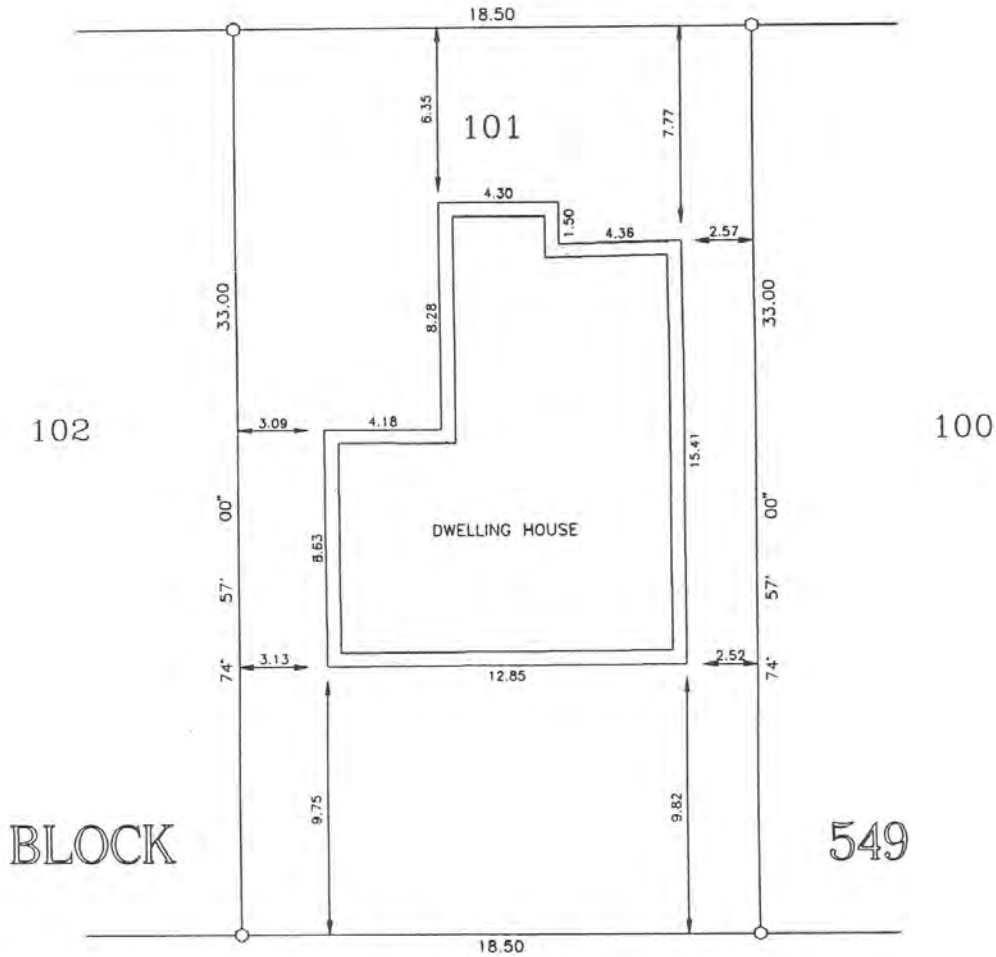
# SUB-ARCTIC SURVEYS LTD.

P.O. BOX 2441 YELLOWKNIFE, N.W.T. XIA 2P8 PH: (403) 873-2047

I certify that this plan shows the location of the DWELLING HOUSE erected on Lot 101, Block 549, in the City of Yellowknife, N.W.T. (Plan provisional C.L.S.R., No. provisional L.T.O.), and that the measurements are correct as shown. I further certify that there are no encroachments on the said lot, neither from without nor from within.



## KASTEEL DRIVE



## 17 BLOCK 564

**NOTE:**

Unless otherwise specified, the dimensions shown relate to distance found from property boundaries to Plywood Sheeting 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 07 day of Sept., 1994

(file: 94-03-30 )

*B. Hewko*  
Bruce Hewko, C.L.S.



# 144 Kasteel Dr, Yellowknife, NT

Main Floor



PREPARED: 2024/04/13



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.