

WELCOME TO  
186 DEMELT CRESCENT  
\$386,000

5764

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 14.8 X 14.9	Dining Room 6.8 X 14.9	Kitchen 10 X 14.9			BATHS	1-4pc, 1-4pc Ensuite
Primary Bedroom 11.11 X 14.9	Bedroom 7.9 X 9.3	Bedroom 11.9 X 9.2			Storage	Basement
Laundry Room 5.7 X 11.3				Make: SRI Shelter Model: ST-484 Serial #: SHL1676-04-17246	Foyer / Entry 5.3 X 5.3	Deck 10 X 20

HEAT

INSULATION

BUILDING

LOT

Type	F / A OIL	Ceiling: R	40	Sq. Ft.	1216	Lot Size	4898
Annual Cost	\$4,500.00	Walls: R	22	Age	2004	Garage	
Litres Over Last 12 Mo.	Approximate	Floor: R	28	Lot	72	Parking	Triple Gravel
		Skirting: R		Block	566	Plan	3826
				Unit			

SPECIAL FEATURES /FURNISHINGS:

Situated in a good family neighborhood close to schools and recreational facilities. Triple gravel parking. 10x20 deck receives evening sun. 3 Bedroom, 2 bath mobile featuring an island kitchen with skylight. Built in china cabinet, separate laundry room with newer washer and dryer. The primary BR features a full ensuite bath and a walk in closet. Laminate and lino flooring. New hot water tank. Oil tank to be replaced for insurance purposes. Pre-sale inspection on file.

**Sellers to provide a \$5000 decorating allowance to the purchasers upon closing.**

**Price Includes:** Fridge, Stove, Microwave/Range Hood, Washer Dryer, Window Coverings & Shed.

FOUNDATION

Wood Blocking

PROPERTY TAXES

Amount/yr \$2568.91 2023

Tenure Fee Simple

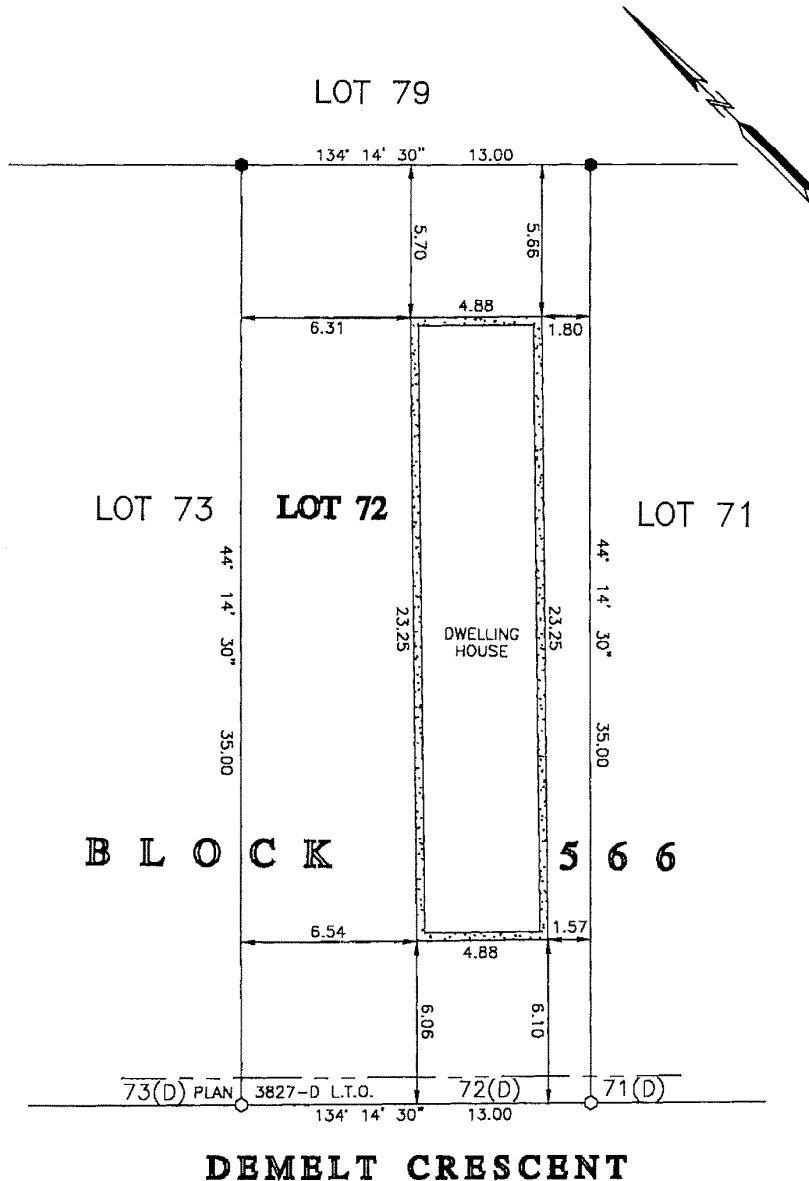
Fees

Area Niven Lake

# SUB-ARCTIC SURVEYS LTD.

P.O. BOX 2441 YELLOWKNIFE, N.W.T. XIA 2P8 PH: (867) 873-2047

I certify that this plan shows the location of the MOBILE HOME erected on Lot 72, Block 566, in the City of Yellowknife, N.W.T. (Plan 88025 C.L.S.R., No. 3826 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.



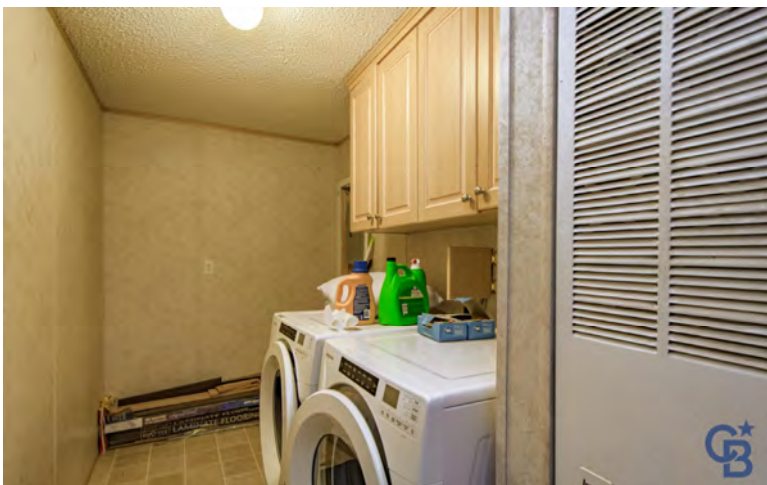
**NOTE:**

SCALE 1 : 200

THIS IS NOT A BOUNDARY SURVEY. THE BOUNDARY DIMENSIONS HAVE BEEN COPIED FROM PLAN 3826 L.T.O. Unless otherwise specified, the dimensions shown relate to distance found from property boundaries to siding 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 for unauthorized use.

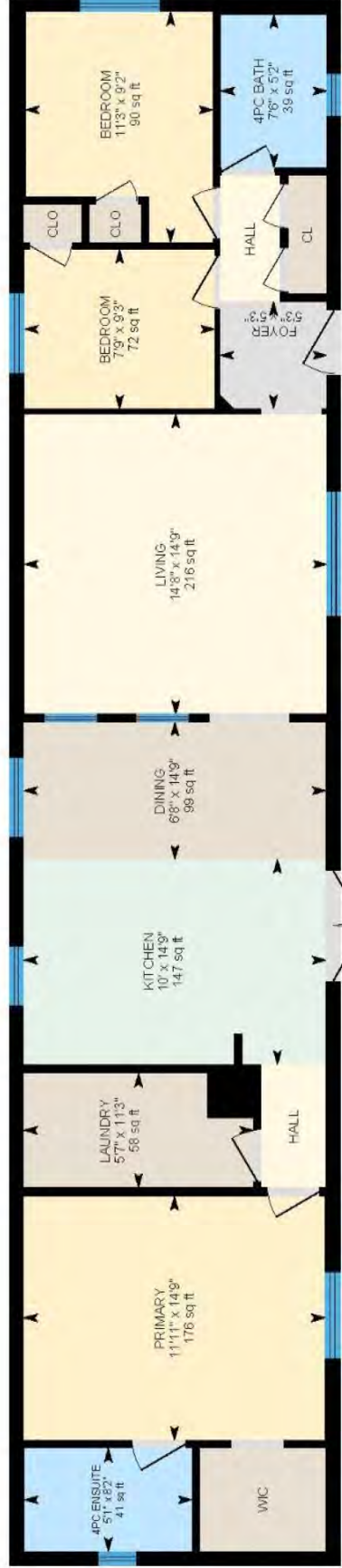
Dated this 21 day of MAY, 2004  
(file: 03-73-HN70 )

*Robert Lafrenie*  
Robert Lafrenie, C.L.S.



# 186 Demelt Crescent, Yellowknife, NT

## Main Floor



PREPARED: 2024/04/19



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.

