

WELCOME TO

1 BALLANTYNE COURT

\$925,000

5744

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 13.1 X 17.6	Dining Room 13.1 X 10.2	Kitchen 12 X 9.5	Family Room 15.2 X 13.6	Office 8.5 X 9.4	BATHS 1-3pc, 1-4pc, 1-6pc Ensuite
Primary Bedroom 13.3 X 18.5	Bedroom 17.6 X 13.1	Bedroom 11.9 X 10.5	Bedroom 7.4 X 9.4		Storage Basement Partial + Storage
Laundry Room 19 X 11.2				Make: Model: Serial #:	Foyer / Entry 8 X 7.5 Deck Side 12x20 Rooftop 24x24

HEAT

INSULATION

BUILDING

LOT

Type OIL, BASEBOARD & FAN COIL Annual Cost \$7,855.85 Litres Over 5417.3 L @ \$1.45/L Last 12 Mo. Includes heating of garage & water	Ceiling: R 40 +/- Walls: R 28 +/- Floor: R Skirting: R	Sq. Ft. 2700 + Basement/Crawl Space Age 2003/04 Lot 20 Block 304 Plan 2732	Lot Size 6389 Garage Double Heated Parking Triple Paved + RV
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SPECIAL FEATURES /FURNISHINGS:

A stunning front entry to this house greets you with a 25 foot vaulted ceiling with floor to ceiling glass. Custom architecturally designed and built, one owner pet and smoke free house offering 2700 sq. ft. of living space on two levels with 4 BR/3 bath, a dedicated office space, a solarium, a partial basement, a heated double garage with a roof top deck over the garage that receives all day sun. Beautifully landscaped front yard, raised flower beds, side deck, double paved driveway with bonus RV parking at the rear of the home. The partial bsmt/crawl space area houses the mechanical and laundry rooms. There is also a large storage room and platforms built around the contours of the bedrock to allow for added heated storage. The main level of the home features a large solarium for the plant lovers, a separate dedicated office space, the 4th BR, a 3 pc bath, living room, formal dining and a family room off the kitchen with a heatilator wood burning fireplace. The upper level features 3 BR's, two of which are very spacious, a full bathroom and a 6 pc bathroom off of the primary BR featuring a double vanity, a corner shower, a bidet and a separate room with a 5 ft jetted tub. The main BR can accommodate a king sized bed and still offer a sitting area. The access to the over garage roof top deck is from the upper level as well. Other features of this unique custom home are a mix of oak hardwood floors, tile and berber carpets. The quality BIS fireplace is set in tile with an oak mantel. The garage, laundry room and the upper entry to the roof top deck all feature BI utility sinks. Endless hot water supplied by the oversized 60 gallon hot water tank that is fed through the boiler. Downtown, Niven Lake trail and access to Great Slave Lake and trails are all easily walkable from the house.

Price Includes: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Bar fridge, storage shed, BI shelving in garage, new extra hot water tank. Furniture is negotiable.

FOUNDATION

Concrete To Bedrock

PROPERTY TAXES

Amount/yr \$7288.80 2023

Tenure Fee Simple

Fees

Area Niven Lake

1 Ballantyne Ct, Yellowknife, NT

Main Building



Basement (Below Grade)

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.

PREPARED: 2024/04/06



