

WELCOME TO
22 MORRISON DRIVE
\$825,000

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 17.8 X 14.8	Dining Room 15.7 X 8.2	Kitchen 11.6 X 7.2			BATHS	1-4pc, 1-3pc Ensuite	
Primary Bedroom(loft) 20.8 X 24.1	Bedroom 12.2 X 8.8				Storage	Basement Crawl Space	
Laundry & Storage 8.7 X 12.4				Make: Model: Serial #:	Foyer / Entry 8.8 X 4.6	Deck 26.4 X 22.7	

HEAT

INSULATION

BUILDING

LOT

Type	F / A OIL	Ceiling: R	40	Sq. Ft.	1411	Lot Size	6069
Annual Cost	\$7,367.43	Walls: R	20	Age	1994	Garage	
Litres Over Last 12 Mo.	4547.8 L @ \$1.12/L + 2 cords of wood	Floor: R		Lot	Block	Parking	Triple + Gravel
		Skirting: R		20	5	Plan	68
				Unit			

SPECIAL FEATURES /FURNISHINGS:

Rarely does a Latham Island waterfront properties come up for sale. This custom designed and built, one family owned property is a cozy A frame design with the main bedroom in the loft overlooking the living room area that features a quality woodstove and upper trapezoid windows making for a light and bright interior. The front of the property has triple gravel parking and can accommodate RV parking. The rear of the property features a spacious deck with stairs leading down to the walkway to the private exclusive use dock. It doesn't get much better than evening sun in the backyard of a waterfront property and your own dock for boats or float planes. The topography of the lot allows full use of the lot and easy access to the dock and the water of Back Bay. This cozy and charming 2 BR/2 bath home has wood features inside and out featuring wood siding, a cedar shake roof, a vaulted cedar ceiling, maple hardwood floors all of which add to the charm of this Latham Island waterfront property. Some appliances and interior plumbing has been upgraded in recent years. Other upgrades include new HW tank 2021, new pressure pump 2020, oil tank is a double walled fibreglass tank.

Price Includes: Fridge, Counter Top Range, Built In Oven, Microwave, Dishwasher, Washer, Dryer, Custom Wood Blinds, Shed & Greenhouse.

*Recent pre-sale inspection on file (2022)

*Inside and outside photos from July 2022

FOUNDATION

Wood Blocking On Concrete Columns

PROPERTY TAXES

Amount/yr \$4685.32 2023

Tenure Fee Simple

Fees

Area Latham Island



CITY OF YELLOWKNIFE

22 Morrison Drive



Legend

- Undeveloped Area
- Buildings
- Trails
- Condo Units
- Parcels
- Streets
- Road
- Private Laneway
- Parks
- Municipal Boundary
- Waterbodies
- One Way Markers

Notes

My Notes

0.0 0 0.02 0.0 Kilometers

NAD_1983_UTM_Zone_11N
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:941



22 Morrison Dr, Yellowknife, NT

Main Building



1st Floor



2nd Floor

0 4 8 ft

PREPARED: 2022/07/08

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.

