

WELCOME TO 22 MORRISON DRIVE \$825,000

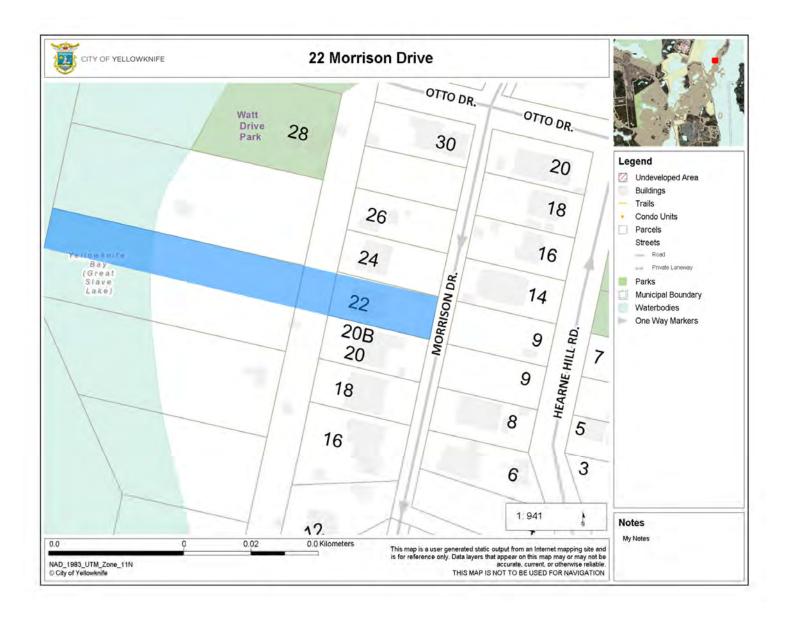


ROD STIRLING

WORK CELL 867.669.2115 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				В	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 #:			yer / Entry 8.8 X 4	r / Entry 8.8 X 4.6		6.4 X 22.7		
Н	EAT	INSUL	INSULATION		BUILDING		LOT				
Type F/ A OIL Annual Cost \$7,367.43 Litres Over 4547.8 L @ \$1.12/L Last 12 Mo. + 2 cords of wood SPECIAL FEATURES /FURNISH		Ceiling: R 40 Walls: R 20 Floor: R Skirting: R	ls: R 20 pr: R			411 994 Plan 68	Unit	Lot Size Garage Parking	0009		
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							Wood E	FOUNDATION Wood Blocking On Concrete Columns PROPERTY TAXES			
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.						Amou	nt/yr \$4685.32 202		2023		
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)							Tenure Fee Simpl Fees		ıple		
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22 Morrison Dr, Yellowknife, NT

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.

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