

WELCOME TO
300 184 NIVEN DRIVE
\$399,900

NATHAN ROUND

WORK 867.669.2103

CELL 867.446.2458



ROOM SIZES

Living Room 9.5 X 13.3	Kitchen 12.5 X 9.11				BATHS	1 Full
Primary Bedroom 13 X 9.8	Bedroom 13 X 8.4				Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R 50	Sq. Ft.	965	Lot Size
Annual Cost	Walls: R 30	Age	2014	Garage
Litres Over Last 12 Mo.	Floor: R	Lot	Block	Parking
	Skirting: R	Plan	Unit	1 Stall
		C4609	306	

SPECIAL FEATURES /FURNISHINGS:

Lake view 2 bed 1 bath in Niven! 300-184 Niven Drive is a bright, roomy condo in one of Yellowknife's highest sought neighborhoods. This top floor condo comes with an energized parking stall, features a good sized balcony which takes advantage of the lake view, granite counter tops. Very energy efficient building with R50 roof, R30 walls, triple glazed Low E Argon filled PVC windows, central heating plant with individual fan coil furnaces, HRVs and quick recovery hot water tanks. Entry to the building is through a secure atrium with a keyless intercom system.

Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer

FOUNDATION

Concrete To Bedrock

PROPERTY TAXES

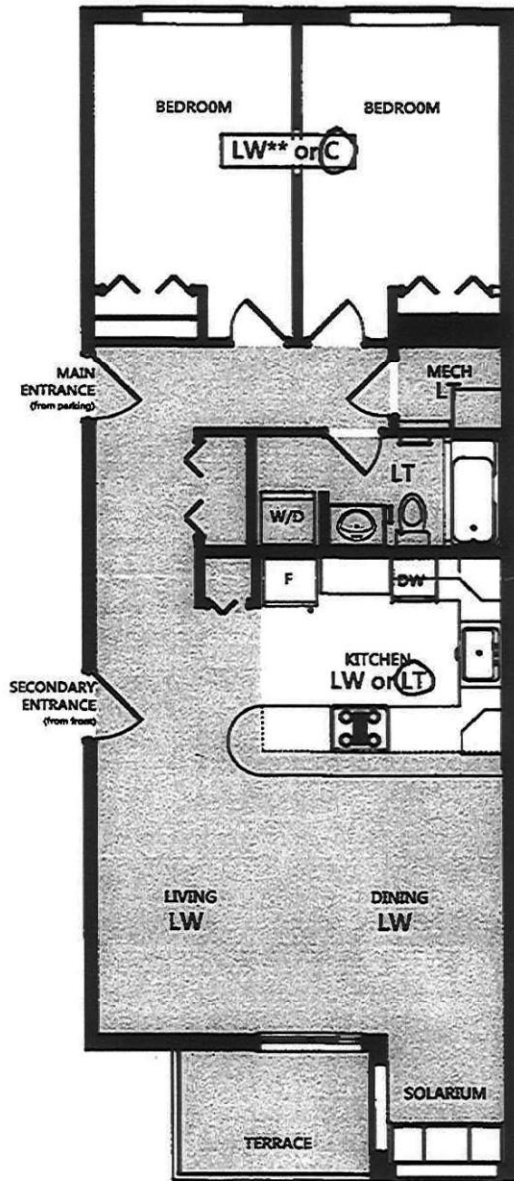
Amount/yr \$1722.34 2023

Tenure Condo Fees

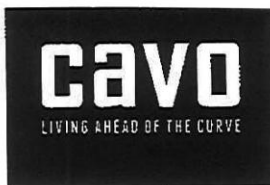
Fees \$736.86/mo.

Area Niven Lake

300 184 Niven Drive



2 BEDROOM
1 BATH
1,000 Sq.Ft.



The Builder reserves the right to make modifications and changes to plans, specifications and prices without notice. The square footage and room sizes are approximate. E & EO.

