

# WELCOME TO

## 32 TRAILS END CRESCENT

### \$644,900

**SHANE CLARK**

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### ROOM SIZES

Living (mobile) 13.3 X 16.11	Kitchen (mobile) 13.3 X 17.4	Primary (mobile) 10.2 X 11.1	Bedroom (mobile) 6.4 X 12.11	Bedroom (mobile) 6.6 X 9.9	<b>BATHS</b> Mobile 1-4pc, House Upper - 1-4pc, House Lower - 1-3pc
Living (house upper) 23 X 9.10	Kitchen (house upper) 15.11 X 10.6	Primary (house upper) 12.7 X 10.3	Bedroom (house upper) 6.7 X 8.5		Storage
Living (house lower) 15.10 X 16.10	Bedroom (house lower) 12.2 X 13	Laundry (house lower) 6.7 X 6.3	Laundry (mobile) 7.7 X 5.1	Make: Model: Serial #:	Basement
					Foyer / Entry
					Deck 10x12 12x28

### HEAT

### INSULATION

### BUILDING

### LOT

Type OIL	Ceiling: R 40	Sq. Ft. 2500	Lot Size 5532
Annual Cost	Walls: R 20	Age 1974/08	Garage
Litres Over Mobile - 1,835 L Oil	Floor: R	Lot Block Plan Unit	Parking 2 Areas
Last 12 Mo. House - 1,615 L Oil	Skirting: R	C2595 26	
Hot Water On-Demand - 635 L Propane			

### SPECIAL FEATURES /FURNISHINGS:

**Variety can be the spice of life!**

Making decisions on what type of home to purchase can be daunting. Modular vs. stick built? Why not both! Here at 32 Trails End, you can choose a truly unique property that offers several options for anyone's housing needs. With two distinct individual structures that can also become 1 home or 3 separate living accommodations you can evolve this property into whatever needs you have.

**6 Bedrooms 3 baths, 3 family rooms** - If size and space is important, this property offers an abundance of space. Lets break down the other options.

**Mobile - 3 bedroom 1 bath mobile home** - is self contained and has it's own heating system and individual electrical costs. This space currently has a long term tenant. Interested purchasers can inquire about tenancy arrangements here. Separate parking, private deck area and well maintained.

**House - 3 bedroom 2 bath two storey house** - This stick built structure is on a concrete slab and offers a 2 bedroom, 1 bath self contained upper apartment with elevated deck and pergola. Very bright and open spaces, surely to impress. The lower level has both an internal option to integrate with upstairs or also offer it's own exterior entrance to a large 1 bedroom studio setting for less committed accommodations. Possible options can be short term accommodation or aging in place for family. The exterior spaces offer ample parking for any needs, a private fenced areas and glimpses of Great Slave Lake from the upper level.

**Price Includes:** Fridge/stove/washer/dryer x2, dishwasher, window coverings, shed, portable washer (if wanted). Also most furnishings in 2 storey. *\*pictures and iGuide were done in 2022.*

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### FOUNDATION

Concrete & Wood Block

### PROPERTY TAXES

Amount/yr	\$3378.79	2023
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Tenure	Land Condominium
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Fees

Area	Downtown
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## **Features of this property**

- ONE on-demand hot water system for everyone. Excellent energy savings here fueled off propane, saves on electrical costs.
- Pellet stove on main level of 2 storey house.
- two individual parking spaces (2 car area plus 3 car area).
- two private deck areas, sunny afternoons

multiple updates over last 8 years with these owners.

2016 - newly purchased, mobile home leveled and full interior repainting.

2017 - Arctic Energy alliance home audit

2018 - full bathroom new install in main level of house.

2019 - new flooring/drywall & on-demand hot water system installed in main level of house.

2020 - PAX custom wardrobes installed in main level bedroom

2021 - ongoing maintenance items to decking, sheds and plumbing items throughout both structures.

2022 - all mobile home side, roofing replaced, washroom renovated, replaced exterior door and interior repaint.

2024 - some interior painting in 2 storey side.

# 32 Trails End Crescent, Yellowknife, NT

Main Building



1st Floor



2nd Floor



PREPARED: 2022/06/22

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.





