

WELCOME TO

906 FINLAYSON COURT

\$648,000

5765

MARIE COE

WORK 867.669.2121

CELL 867.445.3099

C



ROOM SIZES

Living Room 14.6 X 17.2	Dining Room 11.11 X 9.9	Kitchen 12 X 10.8			BATHS	1-4pc, 1-5pc
Primary Bedroom 12 X 11.8	Bedroom 10.9 X 11.3	Bedroom 10.10 X 11.9	Bedroom 10.8 X 11.3		Storage 6.1 X 9.11	Basement Full, Finished
Rec. Room 26.11 X 16.10	Laundry/Utility 10 X 8.7			Make: Model: Serial #:	Foyer / Entry 5.9 X 6.2	Deck Back 10 X 23

HEAT

INSULATION

BUILDING

LOT

Type HOT WATER / IN-FLOOR / PROPANE	Ceiling: R 40	Sq. Ft. 1140 + Finished Basement	Lot Size 6066
Annual Cost	Walls: R 20	Age 1982	Garage No
Litres Over 5087 L	Floor: R	+ Renos	Parking Double Paved Tandem
Last 12 Mo. + 1 pallet of pellets	Skirting: R	Lot 13 Block 521 Plan 1238	Unit

SPECIAL FEATURES /FURNISHINGS:

Well maintained 4-Bedroom 2-Bath home located in a quiet court area very close to elementary schools. Light and bright this home has had extensive quality upgrades inside and out in the past 10 years. All windows feature custom Hunter Douglas blinds throughout. Kitchen and Bathrooms have been fully renovated. New cabinets throughout and stainless steel appliances. All flooring has been upgraded. Paved Driveway has tandem double parking. Front deck and back yard deck overlook landscaped yard. Back yard is fully fenced and treed and features a city-approved firepit, and a 12 x 16 ft. insulated shed complete with shelving. Home is heated by a propane boiler. Hot water tank (replaced in 2024). In-Floor Heating. Propane hot-water tank is heated from boiler. Barbecue is also connected to large propane tanks. Pellet Stove -- WETT certificate on file. Recent home inspection on file.

Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer, Blinds and all windows coverings, Shed. Firepit. Sump Pump. Circ Pump. Pellet Stove.

FOUNDATION

Concrete To Bedrock

PROPERTY TAXES

Amount/yr	\$4089	2023
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Tenure	Fee Simple
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Fees

Area	Frame Lk South
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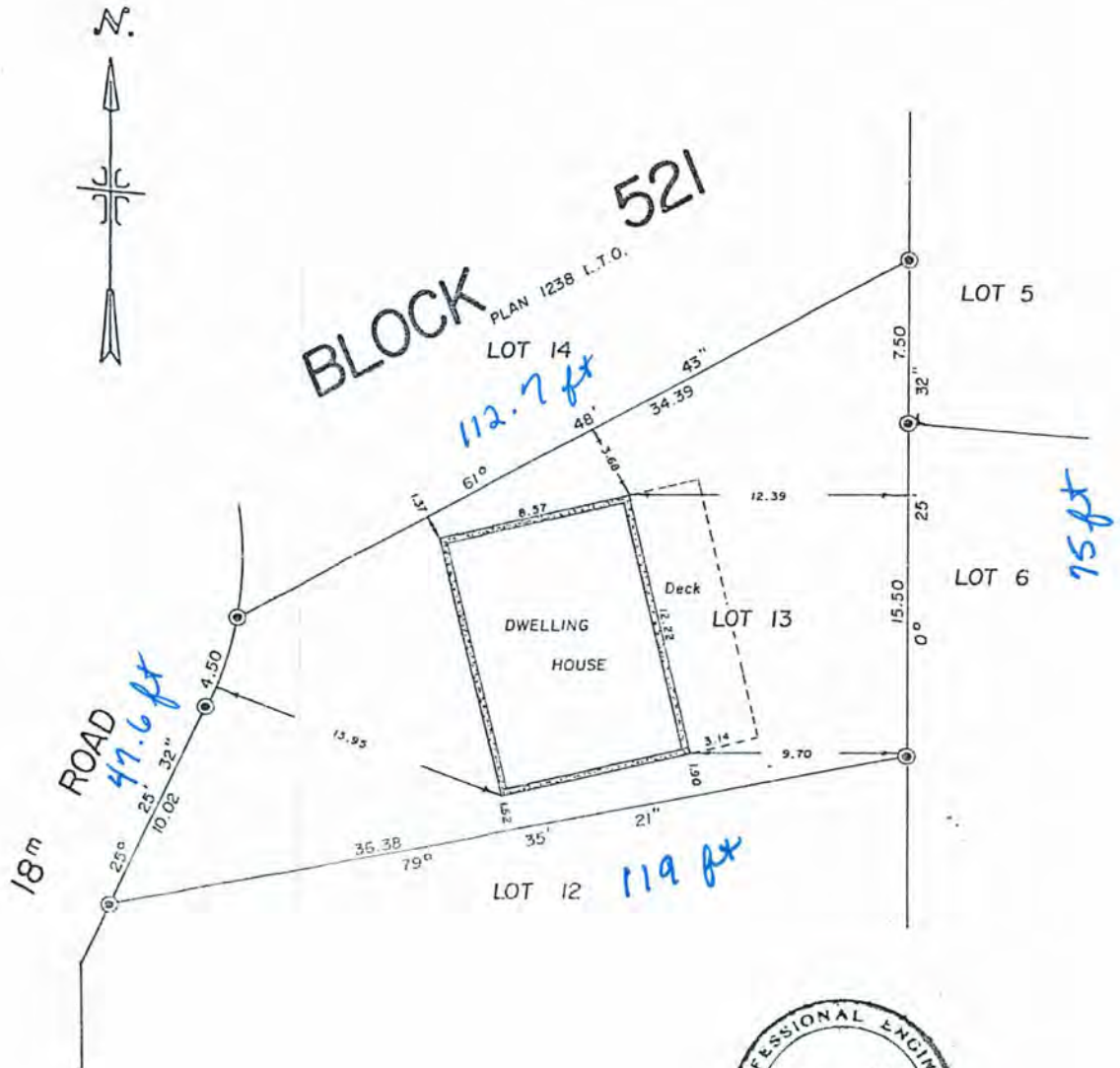
JOHN ANDERSON-THOMSON THOMSON UNDERWOOD MCLELLAN SURVEYS LTD.
ENGINEERING & SURVEYING LTD.

JOHN ANDERSON-THOMSON, D.L.S., PROF. ENG. (PRESIDENT)
JANET ANDERSON-THOMSON, (SECRETARY)

P.O. BOX 306
YELLOWKNIFE
N.W.T.
PH: (403) 873-2224

521

I certify that this plan shows the location of the Dwelling House erected on Lot 13, Block 521, in the City of Yellowknife, N.W.T. (Plan _____, C.L.S.R. No. 1238 L.T.O.), and that the measurements are correct as shown, I further certify that there are no encroachments on the said lot, neither from without nor from within.



NOTE:

Unless otherwise specified, the dimensions shown relate to distance found from property boundaries to foundation walls only on the date of survey. There are no measurements pertaining to footing, roofing etc. This plan is for the protection of the Mortgagee only and is not to be used for the location of the property lines. We accept no responsibility for the unauthorized use.

John Anderson-Thomson
John Anderson-Thomson, Engineering & Surveying Ltd.
Dominion Land Surveyor

Dated this 8 day of July 19 81
Revised to June 21, 1983

THOMSON UNDERWOOD MCLELLAN SURVEYS LTD.



906 Finlayson Ct, Yellowknife, NT

Main Building



PREPARED: 2023/09/19

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.

