

WELCOME TO
100 188 NIVEN DRIVE
\$412,000

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 18.8 X 18.10	Kitchen & Dining 10.1 X 18.10				BATHS	1-3pc, 1-4pc Ensuite
Primary Bedroom 20.1 X 9.9	Bedroom 12.10 X 8.8				Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck 6 X 12

HEAT

INSULATION

BUILDING

LOT

Type OIL FAN COIL	Ceiling: R 40	Sq. Ft. 948	Lot Size
Annual Cost	Walls: R 20	Age 2014	Garage
Litres Over Last 12 Mo. \$250 - \$300/mo.	Floor: R	Lot Block Plan Unit C4662 110	Parking Single Energized Paved
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Situated in the Niven lake submission within an easy walk to downtown and with close proximity to the Niven lake Trail, snowmobile and skiing trails, playgrounds and a community garden. Situated on the quiet backside of the bldg. The front deck received morning sun. One paved and electrified parking stall. Inside onsite mail boxes. Laminate and laminate tile flooring. The well-appointed kitchen features granite counter-tops, stainless appliances, and numerous bar stool spots along the kitchen peninsula with pendant lighting making it great for entertaining. The kitchen also features a tiled backsplash, under cabinet lighting, built-in wine rack, soft closing upper cabinet doors, and a double stainless sink. The bathrooms both feature top mounted glass vessel sinks and rain forest shower heads. The 2nd bathroom features a large tiled shower area with tempered glass with the ensuite full bath featuring a deep soaker tub with full tile surround. The primary BR also has a mini walk-in closet. The condo fees includes common area heating power and cleaning, water, building insurance, snow and garbage removal, outside bldg. maintenance, management fees and contribution to the reserve fund.

Price includes: Fridge, stove, dishwasher, washer dryer, window coverings (except main BR drapes), kit bar stools not included.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr	1915.36	2023
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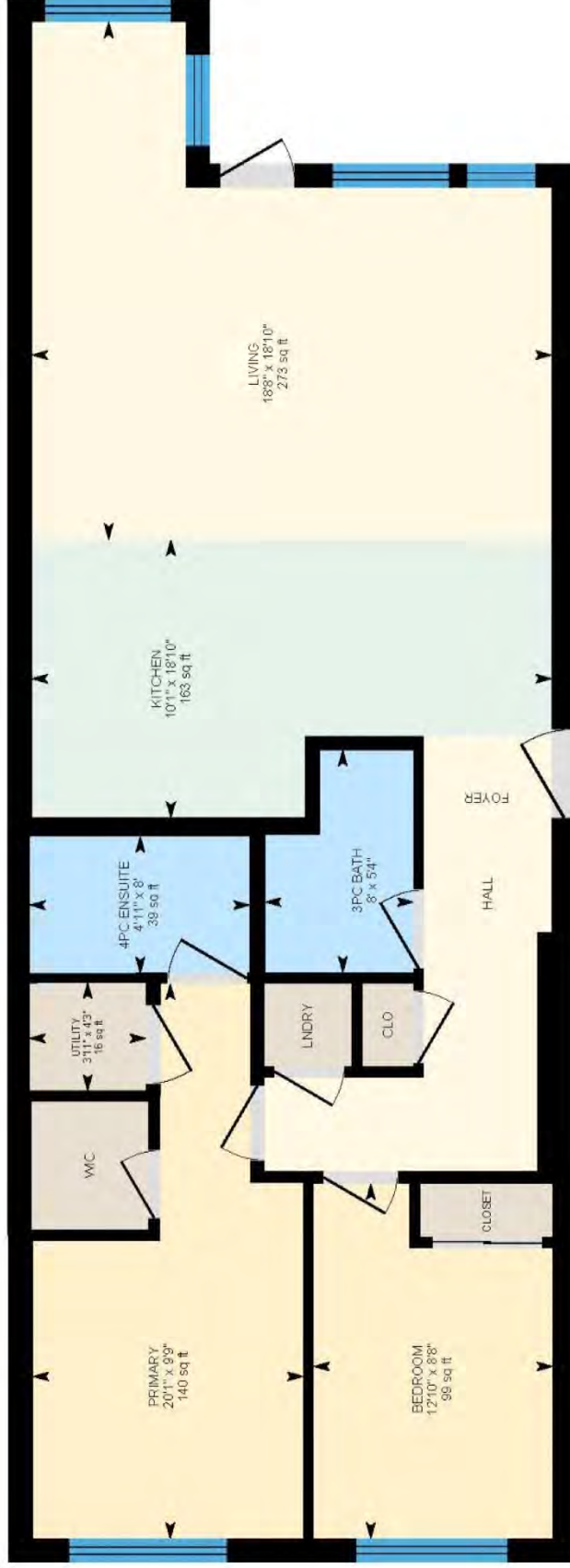
Tenure	Fee Simple
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Fees	\$638.50/mo.
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Area	Niven Lake
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100-188 Niven Dr, Yellowknife, NT

Main Floor



PREPARED: 2024/05/06



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.



