

WELCOME TO
101 4850 SCHOOL DRAW AVENUE
\$399,900

5797

SHANE CLARK

WORK 867.669.2110

CELL 867.446.4663



ROOM SIZES

Living Room 13.9 X 11.9	Kitchen & Dining 13.5 X 11.7				BATHS	1 Full
Primary Bedroom 10.4 X 13.8	Bedroom 10.4 X 10.11	Den 10.1 X 8.2			Storage	Basement Heated Crawl Space
				Make: Model: Serial #:	Foyer / Entry 4.1 X 6.8	Deck 5 X 18.6

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R 52	Sq. Ft.	860	Lot Size
Annual Cost	Walls: R 28	Age	2011	Garage 2 Storage Lockers
Litres Over Last 12 Mo. Included in condo fees	Floor: R	Lot	Block	Parking Single Energized
	Skirting: R	Plan	C4349	Unit 9

SPECIAL FEATURES /FURNISHINGS:

Fresh to the market after the first spring rain comes this ground level Copper Sky Villa. Easy access & great location only steps away from Tin Can Hill trails & downtown. This 2 bedroom plus den also has TWO external storage areas. Park your skidoo or Kayak away for the offseason.. or both. The interior features maple cabinetry, granite countertops, polished laminate and plush pile carpets in the bedrooms. Exterior doors at the main side entry and also to the spacious deck with privacy fencing. Stainless steel appliances, in floor heating and in-suite fresh air exchanger. Condo fees(\$526/mo.) include heat, water, building exterior maintenance & insurance, snow removal, reserve fund, garbage removal & more.

Price Includes: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, energized parking stall, TWO external storage areas.

FOUNDATION

Concrete To Bedrock

PROPERTY TAXES

Amount/yr \$2452.39 2023

Tenure Condo Fees

Fees \$526/mo.

Area School Draw

101-4850 School Draw Ave, Yellowknife, NT

Main Floor



PREPARED: 2024/05/09



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.

