

WELCOME TO
32 ELM CRESCENT
\$120,000
HAY RIVER

5822

JIM WELLER

WORK 867.669.2112

CELL 867.765.8967



ROOM SIZES

					BATHS	2 Full
					Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck 7 X 10

HEAT

INSULATION

BUILDING

LOT

Type	F/A PROPANE	Ceiling: R	Sq. Ft.	1705	Lot Size	7841
Annual Cost		Walls: R	Age	1974/04	Garage	
Litres Over Last 12 Mo.		Floor: R	Lot	Block	Plan	Unit
		Skirting: R	553	Gr814	917	
					Parking	Gravel

SPECIAL FEATURES /FURNISHINGS:

Handyman special: This large home has four bedrooms, two full bathrooms, both a living and a family room, large kitchen and a formal dining room located on a large pie shaped lot. The original 1974 double wide mobile home was completely rebuilt with an addition added in 2004 but now has a roof leak, damaged ceilings and flood damage resulting in mold. Remediation is estimated to be in the \$60,000 range. The home is right priced to sell As Is. There's lot of upside potential here for the right buyer!

FOUNDATION

Wood Block

PROPERTY TAXES

Amount/yr \$1977 2023

Tenure Fee Simple

Fees

Area

