

the right buyer!

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



JIM WELLER

WORK 867.669.2112 CELL 867.765.8967

Tenure

Fees

Fee Simple



			1	5.35			
ROOM SIZES							
				BATHS		2 Full	
				Storage		Basement	
			del:	Foyer / Entry		Deck	7 X 10
HEAT	INSULAT	ION	BUILDING			LOT	
Type F/A PROPANE Annual Cost Litres Over Last 12 Mo. SPECIAL FEATURES /FURNISHI	Ceiling: R Walls: R Floor: R Skirting: R	Sq. Ft. Age Lot 553	1705 1974/04 Block Plan Gr814 917		Lot Size Garage Parking	784 ⁻ Grace	
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					FOUNDATION Wood Block		
					PROPERTY TAXES Amount/yr \$1977 2023		
					nure	—	

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