

WELCOME TO
144 MOYLE DRIVE
\$1,495,000

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 15.11 X 16.9	Dining Room 15.4 X 11.2	Kitchen 11.4 X 16.9	Sun Room 9.5 X 26.5		BATHS 1-2pc, 2-3pc, 1-5pc Ensuite
Primary Bedroom 15.3 X 23.3	Bedroom 15.3 X 16.8	Bedroom/Office 16.2 X 12.6	Bedroom/Office 14.8 X 12.6		Storage Basement Crawl Space
Laundry Room 9.11 X 4.2	Utility Room 14.4 X 7.1			Make: Model: Serial #:	Foyer / Entry 9.8 X 6.4 Deck Wrap Around 600'

HEAT

INSULATION

BUILDING

LOT

Type PROPANE BOILER IN-FLOOR	Ceiling: R 68	Sq. Ft. 2766	Lot Size 5124
Annual Cost \$4,907.11	Walls: R 62	Age 2018	Garage Double Attached & Heated
Litres Over Last 12 Mo. 2023: 5298.8 L	Floor: R	Lot 33 Block 309 Plan 4204	Parking Triple Concrete
	Skirting: R	Unit	

SPECIAL FEATURES /FURNISHINGS:

Architect designed, built and lived-in, this luxury, attractive, modern, highly energy efficient house is located in a prestigious neighborhood. Structured on three levels, it has a spacious double garage, over 2800 sq. ft. of living space consisting of 4 BR's & 4 bathrooms, a beautiful solarium and gorgeous decks. The exquisite curb appeal is composed of embracing bedrock staircase; sophisticated mix of texture, colours and materials; large triple concrete driveway and sidewalk; stylish landscape, planters, privacy screens, and glass railings.

Included in the price are:

- Fridge, BI bar fridge, BI oven, counter-top range, microwave, washer, dryer, garburator, BI Vacuum and attachments, 3 propane tank heaters, garage door openers.
- All window treatments including custom made Zebra blinds, black out and sheer curtains;
- Propane tank heaters;
- 2 custom made headboards;
- Garage bench, tool organizers, and shelving;
- Landscape furniture (planters, benches and screens);
- Wardrobes and all built in cabinets;

This is one of a kind, well thought out house with no detail overlooked and no expense spared making it one of the most enjoyable Northern living experience in town. Private viewing to qualified buyers only.

More info on next page.

FOUNDATION

Concrete pinned to bedrock

PROPERTY TAXES

Amount/yr \$8067.82 2023

Tenure Fee Simple

Fees

Area Niven Lake

The fluid layout is composed of:

- 9' ceiling **main floor** with: an airlock glass walls entrance and generous wardrobe; living room with built in digital surround sound system; enjoyable 10 seats dining room; spacious kitchen with impressive concrete countertop, breakfast bar, and high end appliances; French door entrance beautiful solarium with multiple open windows; 3-piece main bathroom; and two bedrooms one of them having a separate entrance.

A strategically located focal point is composed of a double side see through fireplace featuring a stylish artwork wall on a side and designated media space on the other. Also located on the main floor there are 600 sq.ft. decks with a designated BBQ area.

- 11' Cathedral ceiling **second floor** with: 2 bedrooms, each of them with multiple, adjacent sliding doors wardrobes and its own bathroom. The luxury ensuite bathroom contains a whirlpool bathtub indulging you to enjoy all its features. Strategically positioned, South exposure morning coffee balcony is accessible from the main bedroom, offering stunning views of Great Slave Lake and City skyline. Laundry and linen are conveniently located on this floor in between the upper bedrooms.
- 9' ceiling **street level floor** has a 2 door, 855 sq. ft. heated, finished garage which accommodates large vehicles; it has a custom bench with cabinets and a utility sink, tool wall organizers, and shelves. Behind and on the side of the garage is an large, full height cold storage area, the mechanical room and 2-piece washroom.

Additional features of this exceptional house:

- High quality finishes: metal roofing; cement, metal and aluminum siding; hardwood oak floor; ceramic tiles in bathrooms, kitchen, high traffic areas and stair to the garage; anti slippery river rock shower floors; concrete countertop; tempered glass/stainless steel interior railing and tempered glass/Aluminum exterior railing; Duradeck upper balcony;
- Kitchen features and appliances: Bosch, induction cook top, stainless steel built in combination ovens, and dishwasher; Spagna Vetro stainless steel/glass hood; Samsung refrigerator with ice maker and water dispenser; Master Chef dual climate control wine refrigerator; sensor faucet, garburator and soft close drawers and cabinets; LG washer and dryer; HEPA filter central vacuum;
- Bathrooms and wardrobes features: MAAX jet tub featuring air bubble, and light therapy; waterfall faucets in all bathrooms; Lahaina spa showers; dual flush toilets; open windows; electrical towel warmers near all showers; custom made countertops; large sliding doors wardrobes with numerous interior organizers;

- Energy efficiency and mechanical system: officially EnerGuide labeled 81 as well as 119 GJ/year; high efficiency NTI propane boiler; VanEE HRV offering a silent, comfortable in floor heating for the living floors and blower heater in the garage; BioFlame see through, double sided, fireplace (60,000 BTU);
- Electrical system and its features: 200 Amp, 2 service panels; dimmable and LED all track, recessed, step, sensor and feature lights; X-mas and house number lights; built in Dolby digital surround sound 9+1 system; flat panel TV recessed, receptacle box in all rooms and living room; wireless access point on main and second floor;
- Frame, insulation, windows, and doors: double wall construction offering a tremendous insulation value (Roxul R68 for ceiling and cantilevers; R 62 for walls); energy efficient Argon filled, triple pane windows; insulated, metal exterior doors; 3' wide frosted glass interior bedroom doors; frosted glass sliding bathroom doors; insulated Garaga garage doors;
- Driveway, landscape and surrounding areas: triple concrete driveway; concrete tiles sidewalk; professionally designed landscape; fence built on a concrete wall backyard; multiple raised planters and privacy screens on both sides.

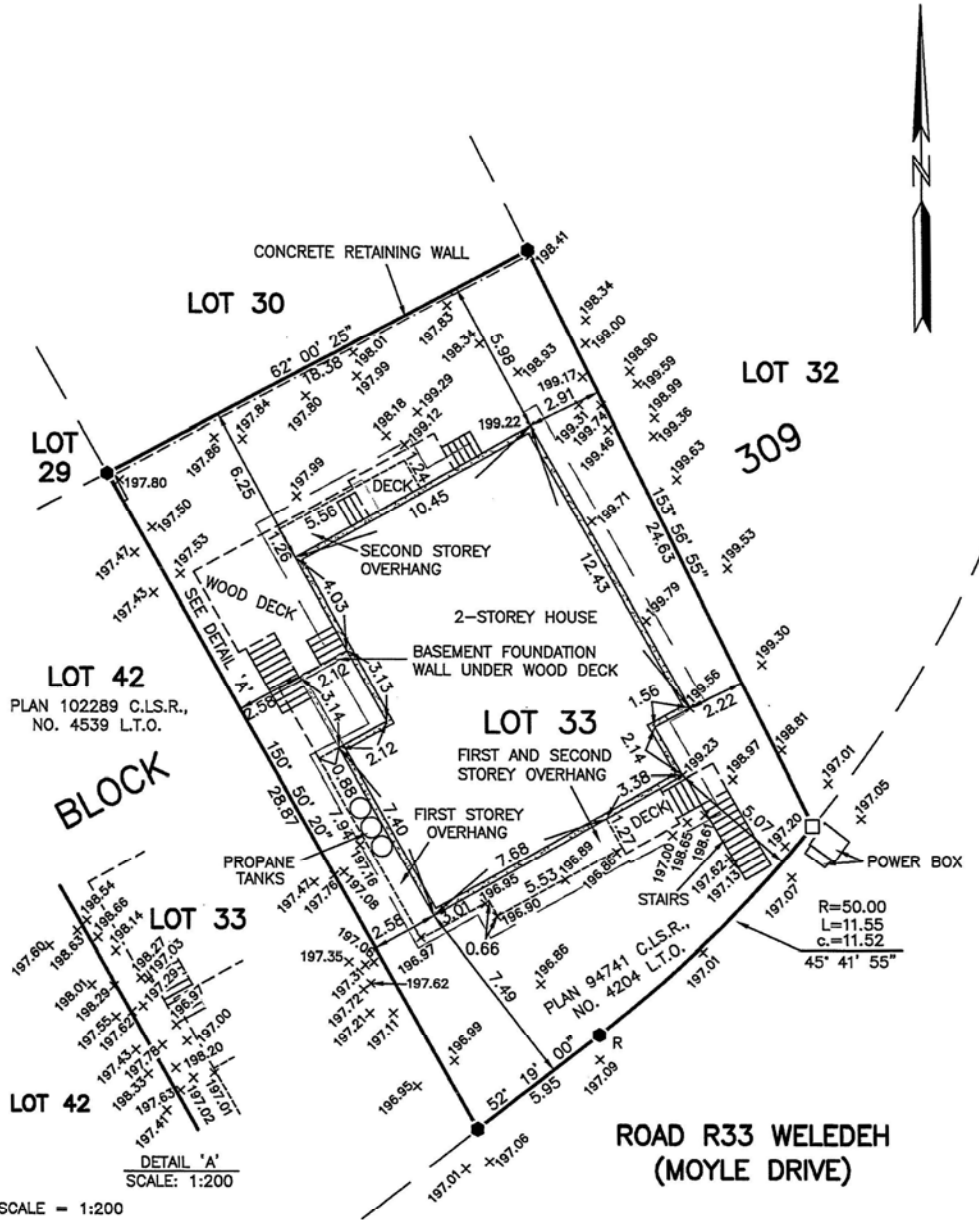
Surveyor's Real Property Report

SUB-ARCTIC GEOMATICS LTD.
 A CHALLENGER GEOMATICS LTD. COMPANY
 226 UTSINGI DRIVE
 YELLOWKNIFE, N.T.
 X1A 0E7



PHONE: (867) 873-2047
 FAX: (867) 873-9079
 EMAIL: sas@sub-arctic.ca

I certify that this Surveyor's Real Property Report shows the location of the 2-STORY HOUSE erected on the property legally described as Lot 33, Block 309, Plan 4204 L.T.O., and municipally described as 144 MOYLE DRIVE in the CITY OF YELLOWKNIFE N.T., and that measurements are accurate as shown. I further certify that no structure on the parcel extends beyond the boundaries and that no structure extends into the parcel from adjacent parcels.

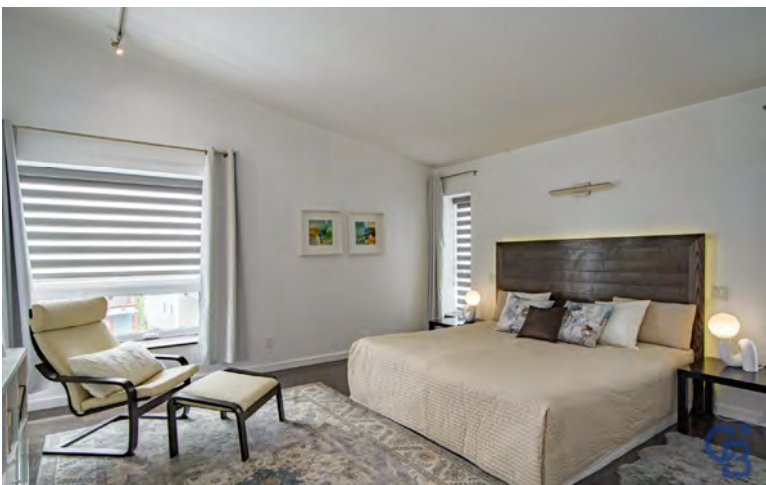


SCALE = 1:200
 NOTE:

This Surveyor's Real Property Report was prepared for _____ and is not valid unless it is a sealed original copy issued by the surveyor. No boundaries were marked during this survey. The boundary dimensions have been copied from Plan 4204 L.T.O. Unless otherwise specified, the dimensions shown relate to the distance found from property boundaries to the EXTERIOR SIDING AND WOOD STRAPPING ON FRONT only at the date of survey. This Surveyor's Real Property Report is not to be used for the establishment of property lines and we accept no responsibility for the unauthorized use.

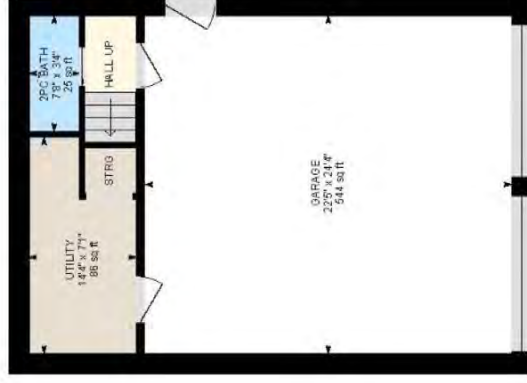
Dated this 14th day of MARCH, 2018
 (file no.: 80030-MR13-RPR-L33 B309)

Ryan Gordon
 Ryan Gordon, C.L.S.
 A.C.L.S. Licence No: 567



144 Moyle Dr, Yellowknife, NT

Main Building



PREPARED: 2024/06/09

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.

