

# WELCOME TO 1 JASON COURT \$619,900

**NATHAN ROUND**

WORK 867.669.2103

CELL 867.446.2458

C



## ROOM SIZES

Living Room 14.11 X 12.3	Dining Room 12.3 X 12.3	Kitchen 14.6 X 12.3	Family Room 17.9 X 12.3		<b>BATHS</b> 1-4pc, 1-4pc Ensuite
Primary Bedroom 12 X 12.3	Bedroom 11.6 X 12.3	Bedroom 10.8 X 12.3			Storage Basement Crawl Space
Laundry Room 9.8 X 8.11				Make: Triple E Model: 2658-01 Serial #: 6262	Foyer / Entry Deck Huge 2 Tiered Deck

## HEAT

## INSULATION

## BUILDING

## LOT

Type	Ceiling: R 40	Sq. Ft.	1569	Lot Size	6822
Annual Cost	Walls: R 20	Age	1994	Garage	28x25 Detached
Litres Over Propane: 679.5 L since Dec. 2023	Floor: R 26	Lot	13	Parking	Paved
Last 12 Mo. Oil: 2106 L last 12 mo.	Skirting: R Insulated	Block	556	Plan	2423
		Unit			

## SPECIAL FEATURES /FURNISHINGS:

1 Jason Court is a home thats sure to impress; boasting a completely renovated interior, massive detached garage, extra large 2 tiered deck and small fenced dog run. This home has it all! This property is located at the corner of Borden and Jason Court and features 3 bedrooms and 2 well updated bathrooms. The ensuite bath is spacious and incredibly well finished with tiled floor/shower & quartz vanity, modern fixtures and a full closet. Newer vinyl flooring throughout the home. Newer appliances, alderwood cabinets and conrasting white countertops/subway tile are found in the kitchen. 2 living/family rooms are lit up by large triple pane windows. The home is on steel piles with a stand up crawl space which combined with the 25x28 garage makes for a ton of storage! Boat/RV parking adjacent to the garage. Roof 2020, Furnace 2023, Air conditioning 2023, Oil tank 2012.

**Price Includes:** Fridge, Stove, Dishwasher, Washer, Dryer, Air Conditioner

## FOUNDATION

Steel Piles

## PROPERTY TAXES

Amount/yr \$4133.24 2023

Tenure Fee Simple

Fees

Area Range Lake N.

# 1 Jason Ct, Yellowknife, NT

## Main Floor



PREPARED: 2024/06/26



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.





