

WELCOME TO  
300 180 NIVEN DRIVE  
\$409,000

5862

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 19.5 X 18.11	Kitchen & Dining 9.6 X 18.11				BATHS	1-4pc
Primary Bedroom 15.8 X 9.10	Bedroom 15.8 X 8.8				Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck 8 X 12

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R 40	Sq. Ft.	950	Lot Size
Annual Cost	Walls: R 20	Age	2014	Garage
Litres Over Last 12 Mo. \$250-\$300/mo. Estimate	Floor: R	Lot	Block	Parking
	Skirting: R	Plan	C4609	Single Paved & Energized
		Unit	302	

SPECIAL FEATURES /FURNISHINGS:

Situated in the Niven lake subdivision within an easy walk to downtown and with close proximity to the Niven lake Trail, snowmobile, skiing trails, and playgrounds bldg. The front deck receives morning sun and offers partial lake views. One paved and electrified parking stall. Inside onsite mail boxes. Laminate and laminate tile flooring. The well-appointed kitchen features granite counter-tops, stainless appliances, and numerous bar stool spots along the kitchen peninsula with pendant lighting making it great for entertaining. The kitchen also features a tiled backsplash, under cabinet lighting, built-in wine rack, soft closing upper cabinet doors, and a double stainless sink. Pot lighting in kitchen living and dining areas. The bathroom features a top mounted glass vessel sink and a rain forest shower head.

**Condo Fees Include:** common area heating power and cleaning, water, building insurance, snow and garbage removal, outside bldg. maintenance, management fees and contribution to the reserve fund.

**Price Includes:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings & Over Toilet Cabinet.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$1722.34 2023

Tenure Condo Fees

Fees \$638.50/mo.

Area Niven Lake

# 300-180 Niven Dr, Yellowknife, NT

## Main Floor



PREPARED: 2024/06/24



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.



