

WELCOME TO 37 DENEYOUA DRIVE \$260,000 FORT SIMPSON



JIM WELLER

WORK CELL 867.669.2112 867.765.8967



ROOM SIZES										
Living Room YES	Kitchen YES					В	ATHS		2 Full	
Primary Bedroom YES	Bedroom YES	Bedroom YES					Storage		Basement Crawl Space	
				Mak Mod Serial	el:	Fo	yer / Entry		Deck 5	536 Sq. Ft.
H	EAT	INSUL	INSULATION		BUILDING				LOT	
Type F/A PROP Annual Cost Litres Over Last 12 Mo. SPECIAL FEA1	INE	Ceiling: R 40 Walls: R 20 Floor: R 20 Skirting: R)	Sq. Ft. Age Lot 52			Unit	Lot Size Garage Parking	1.6 A 16x30 D Insulated, W Gra	etached ired, Heated
This contemporary manufactured home is located in the rural residential Wild Rose Acres subdivision 6 km for the village centre. The titled lot is 1.6 acres in size, with a good-sized clearing in the centre, around the home and garage, but otherwise heavily treed.							FOUNDATION Wood Block			
The home is a 16' X 76' CSA A277 modular with 3 bedrooms, and 2 full baths, built in 1995.							PROPERTY TAXES			
It is heated by propane along with a pellet stove, has low E PVC windows, PEX plumbing and laminate and lino flooring throughout.							Amour	nt/yr	\$1153	2023
The insulated, wired, and heated detached garage is a generous 16' X 30' with a co slab.						ete	e Tenure Fees		Fee Simple	
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