

WELCOME TO

37 DENEYOUA DRIVE

\$190,000

FORT SIMPSON

6842

JIM WELLER

WORK 867.669.2112

CELL 867.765.8967



ROOM SIZES

Living Room YES	Kitchen YES				BATHS	2 Full
Primary Bedroom YES	Bedroom YES	Bedroom YES			Storage	Basement Crawl Space
				Make: Model: Serial #:	Foyer / Entry	Deck 536 Sq. Ft.

HEAT

INSULATION

BUILDING

LOT

Type F/A PROPANE	Ceiling: R 40	Sq. Ft. 1216	Lot Size 1.6 Acres
Annual Cost	Walls: R 20	Age 1995	Garage 16x30 Detached Insulated, Wired, Heated
Litres Over Last 12 Mo.	Floor: R 20	Lot 52	Parking Gravel
	Skirting: R	Block Group 1083	

SPECIAL FEATURES /FURNISHINGS:

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.

The home is a 16' X 76' CSA A277 modular with 3 bedrooms, and 2 full baths, built in 1995. It is heated by propane along with a pellet stove, has low E PVC windows, PEX plumbing and laminate and lino flooring throughout.

The insulated, wired, and heated detached garage is a generous 16' X 30' with a concrete slab.

This property is being sold as is. The plumbing system suffered damage from a no heat situation which is reflected in the price.

FOUNDATION

Wood Block

PROPERTY TAXES

Amount/yr \$1153 2023

Tenure Fee Simple

Fees

Area

