

# WELCOME TO 6 DAKOTA COURT \$799,900

5943

**ROD STIRLING**

WORK 867.669.2115

CELL 867.446.1046



## ROOM SIZES

Living Room 11.7 X 22.5	Dining Room 11.9 X 9.1	Kitchen 11.1 X 13	Family Room 20.6 X 18.6	Sun Room 11.5 X 9.8	<b>BATHS</b> 1-2pc, 1-4pc, 1-3pc Ensuite
Primary Bedroom 19.9 X 13.7	Bedroom 11.9 X 9.3	Bedroom 11.10 X 12.9	Bedroom 11.3 X 11.7		Storage Basement Partial Crawlspace
Laundry Room 11.4 X 9.8				Make: Model: Serial #:	Foyer / Entry 10.8 X 8.9 Deck 10 X 6

## HEAT

## INSULATION

## BUILDING

## LOT

Type F/A PROPANE	Ceiling: R 40	Sq. Ft. 2559	Lot Size 8720
Annual Cost \$3,444.33	Walls: R 28	Age 1972 + Upgrades	Garage Single Attached
Litres Over Last 12 Mo. 3959 L @ 87¢ /L + 3 cords of wood per year. Includes HW, Cooktop & Fireplace in Sunroom	Floor: R	Lot 6 Block 121 Plan 634 Unit	Parking Double Concrete +RV
	Skirting: R		

## SPECIAL FEATURES /FURNISHINGS:

Situated on an oversized lot with a court location in the quiet & high demand Matonabee area within walking distance to downtown & with direct access to the Frame Lake trail. Watch the Northern Lights from the upper level and hear the Loons calling from Frame Lake from this quiet location. Maintenance-free front yard area allows additional parking to the double concrete drive. Swinging gates provide access to the rear yard for additional RV parking. The private fenced rear yard area is dog friendly, is well treed & receives evening sun. There is a large quality firewood holder, a wooden storage shed, raised garden planters and a patio off the 3-season sunroom that has a propane fireplace to take the chill off on cooler days and nights. The buyers of this well cared for home will benefit from all the quality upgrades done over time. Recent upgrades feature a new shingled roof (including 50 year shingles & sheathing and new roof ventilation system, with transferable warranty), partial fencing, a propane-fired hot water tank (2021), LED lighting throughout, remodelled ensuite bath & laundry room (2019), wood shed (2019), quality Blaze King woodstove (2018), and a high end custom kitchen (2015) with soft-close cabinetry, tiled backsplash and porcelain tile counter-tops, high-end quality stainless appliances, a propane cooktop with commercial-grade range hood, the fridge features a water and ice dispenser and separate soft close drawers over the lower freezer area, an eye level oven with built-in microwave/convection oven. Custom top down, bottom up blinds with blackouts in the bedrooms. Flooring throughout the home is a mix of tile, hardwood, and carpets, with luxury vinyl plank in the laundry/utility room.... continued on back.

## FOUNDATION

Concrete To Bedrock

## PROPERTY TAXES

Amount/yr \$5056.86 2024

Tenure Fee Simple

Fees

Area Matonabee

Some of the many other features of this charming custom home are: A spacious northern entry with double closets, one being walk-in with tile flooring to accommodate winter boots, a separate spacious laundry room that also accommodates the mechanical for the house, additional storage cabinets, a laundry sink & a folding table over the washer & dryer. There is a side entry to the spacious rear yard from the laundry room and also access to the single attached garage. Great sight lines from the beautiful kitchen to the dining area, perfect for entertaining. The quality Blaze King is situated centrally in the living area and, besides bringing the heating costs down, is a great focal point.

The main level features a flat finish ceiling with pot LED lighting.

There is additional storage in the crawlspace area of the home which makes for ample storage in this great family home. The upstairs features a spacious family room and 4 BR's on the upper level which is a rarity in most homes. There are also two baths, with tiling in both, with the main bath featuring a full surround in tile with soap and shampoo cut-outs. The primary bedroom easily accommodates a king sized bed with room to spare, has a walk-in closet and a 3pc bath.

This incredible well maintained home is aggressively priced for a quick sale.

**Price Includes:** Fridge, BI oven & microwave, cooktop & range hood, dishwasher, washer, dryer, window coverings, firewood storage structure, storage shed, garage door opener.

# Surveyor's Real Property Report

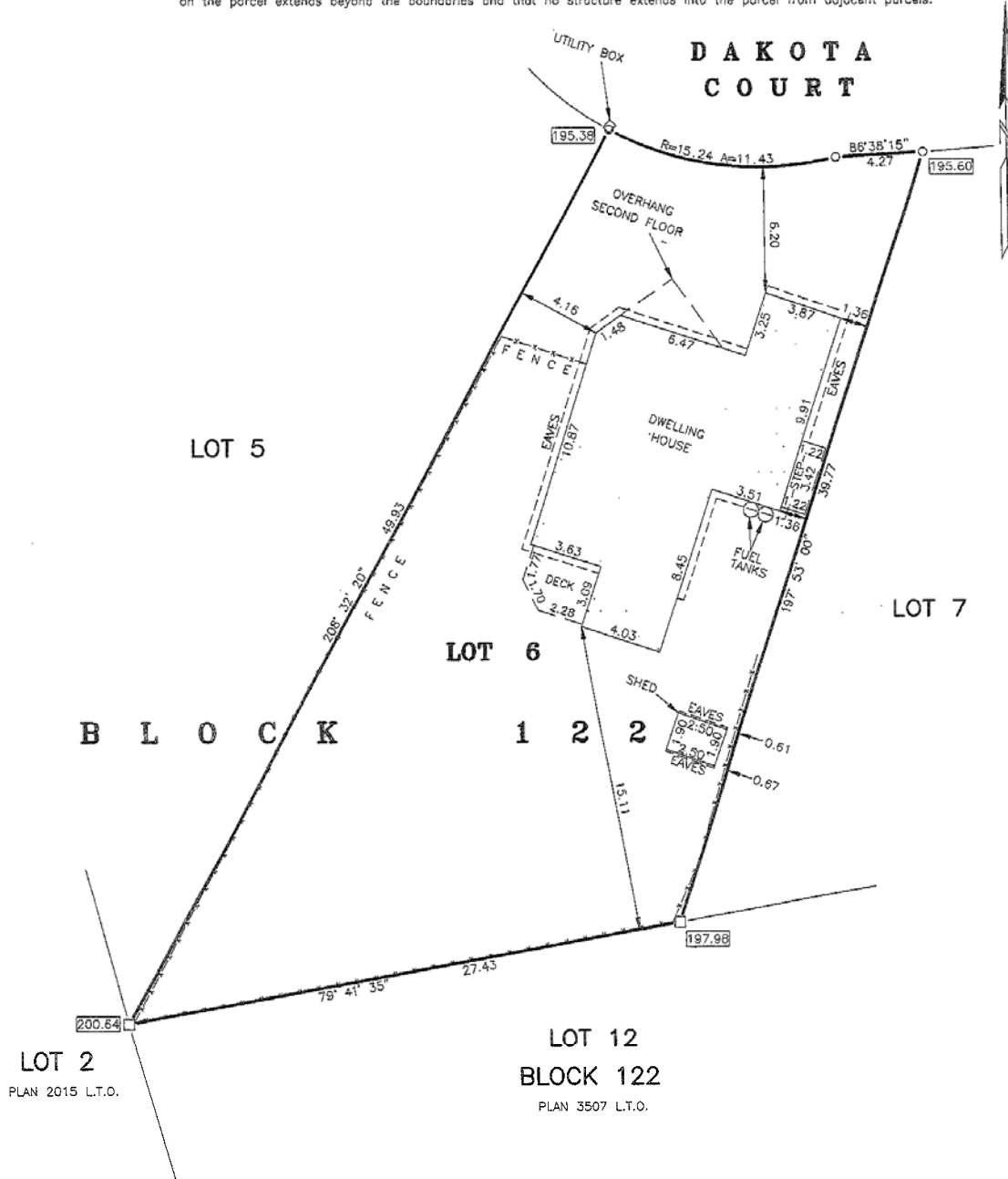
**SUB-ARCTIC SURVEYS LTD.**

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I certify that this Surveyor's Real Property Report shows the location of the DWELLING HOUSE erected on the property legally described as Lot 6, Block 122, Plan 634 L.T.O., and municipally described as 6 DAKOTA COURT 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:

195.60 = GENERAL GROUND ELEVATION

This Surveyor's Real Property Report was prepared for MAUREEN MARSHALL and is not valid unless it is a sealed original copy issued by the surveyor. This is not a boundary survey. The boundary dimensions have been copied from Plan 634 L.T.O. Unless otherwise specified, the dimensions shown relate to the distance found from property boundaries to the VINYL SIDING only at the date of survey. This Surveyor's Real Property Report is not to be used for the location of property lines and we accept no responsibility for the unauthorized use.

CERTIFIED CORRECT

Dated this 6 day of OCTOBER, 2010  
(file no.:10-003-49)

*B. Hewiko*  
Bruce Hewiko, C.L.S.  
A.C.L.S. Licence No. 005



# 6 Dakota Ct, Yellowknife, NT

Main Building



1st Floor



2nd Floor

PREPARED: 2024/09/05

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.

