

WELCOME TO
102 127 HAENER DRIVE
\$475,000
+ GST

6053

MOLLY MILLIGAN

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ROOM SIZES

Living Room 17.3 X 10.5	Kitchen & Dining 15.6 X 8.4				BATHS	1-4pc, 1-3pc Ensuite
Primary Bedroom 13.3 X 13.5	Bedroom 10.3 X 10.1				Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R 59	Sq. Ft.	Lot Size
Annual Cost	Walls: R 44	Age	Garage
Litres Over Last 12 Mo. Included in condo fees	Floor: R 49	2025	Parking Single Energized
	Skirting: R	Lot Block Plan Unit C4853 102	

SPECIAL FEATURES /FURNISHINGS:

Step into modern luxury with this impeccably designed 2-bedroom, 2-bathroom home that blends style, functionality, and natural beauty. Perfect for professionals, couples, or small families, this residence boasts an open-concept layout and soaring 9-foot ceilings that create an airy, light-filled ambiance.

Every detail speaks sophistication, from high-end finishes to exceptional energy efficiency with cozy radiant heating. The kitchen is a chef's dream, featuring sleek LG stainless steel appliances, while an LG front-load washer and dryer add convenience to your daily routine.

Experience the best of indoor-outdoor living with two incredible decks—one off the entry, soaking in afternoon and evening sun, and another off the primary suite with serene morning sunlight and breathtaking forest views. The home also offers a generous additional storage space, perfect for storing all of your extra gear for summer and winter activities.

This is more than a home; it's your personal retreat, where luxury meets nature. Don't miss the chance to make this one-of-a-kind property yours!

Price Includes: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, 1 x Energized ParkingSpace

**Some photos are virtually staged.*

FOUNDATION

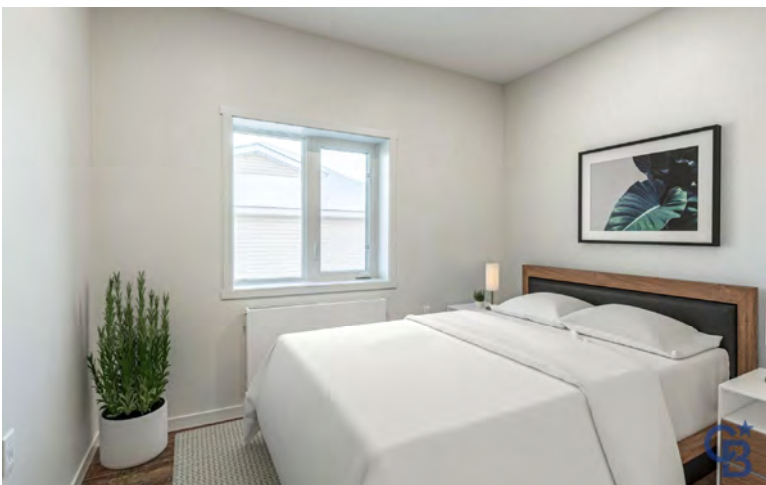
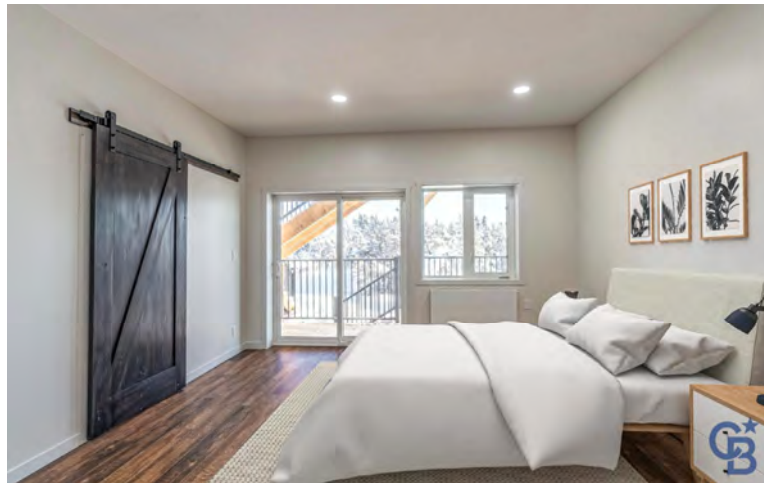
Concrete & Steel Pile to Bedrock

PROPERTY TAXES

Amount/yr	
Tenure	Condo Fees
Fees	\$605.50/mo.
Area	Niven Lake

127 Haener Dr Building Specs and Finishing Details

1. Building envelope: Roof, floor and walls are made of Structurally Insulated Panels providing outstanding thermal resistance and airtightness. Additional layer of RockWool insulation is installed to boost the Sound Transmission Class. Roof- R59; Floor - R49, Walls- R44.
2. Torch on double layer roofing membrane installed by a certified contractor- Summit Roofing.
3. Foundation - combination of concrete and steel piles to bedrock.
4. Windows are triple pane, argon fill.
5. High grade metal exterior cladding.
6. High efficiency centralized hydronic heating system, consisting of an oil boiler and Ecostyle PCV Steel Panel Radiators 24"x 40" (1 in each room), two thermal zones in each unit allow to maintain desirable temperature even in extreme cold without even noticing a difference in a heating bill.
7. Independent ventilation system in each unit (HRV - Lifebreath) maintains the air quality in accordance with the National Standards.
8. Luxury Vinyl Flooring- water resistant and durable.
9. IKEA kitchen with the quartz countertops.
10. LG 5.2. Washer /7.4 Dryer Front Load High Efficiency ; LG 2.1 Cu Ft. Over the range Microwave; LF 30" 22 Cu Ft French-Door Refrigerator; LG 6.3 Cu Ft Smart Electric Range with air fry and fan convector; LG 24" Top-Control Smart Dishwasher.



102-127 Haener Dr, Yellowknife, NT

Main Floor Exterior Area 1039.00 sq ft
Interior Area 900.74 sq ft



PREPARED: 2025/01/20

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.

