

WELCOME TO

48010 BACK ROAD DRIVE

\$115,000

HAY RIVER

6258

JIM WELLER

WORK 867.669.2112

CELL 867.765.8967



ROOM SIZES

					BATHS		
					Storage	Basement	
				Make: Winalta Model: 21587 Serial #: 11849	Foyer / Entry	Deck	10 X 12

HEAT

INSULATION

BUILDING

LOT

Type	F / A OIL	Ceiling: R 40	Sq. Ft.	1520	Lot Size	15070
Annual Cost		Walls: R 20			Garage	
Litres Over Last 12 Mo.		Floor: R 24	Age	2005	Parking	Gravel
		Skirting: R	Lot	Block	Plan	Unit
			1953		4177	

SPECIAL FEATURES /FURNISHINGS:

Spacious modern 1520 sf modular home (20' X 76") built in 2005 on a 15,000 sf Vale Island lot with 3 bedrooms, vinyl siding PVC windows, oil heat.

During the historic 2022 Hay River flood the yard and blocking got wet but, as the home was high enough off the ground, no water entered the home or the belly bag. An oil tank leak has been completely remediated with documentation available. There is also unrelated plumbing damage from a previous unrelated freeze-up. The home appraised at one time for \$190,000 but is being offered at \$120,000 As Is. Lots of upside potential for the right purchaser.

FOUNDATION

Wood Blocking

PROPERTY TAXES

Amount/yr \$2370 2025

Tenure Fee Simple

Fees

Area Nt

