

WELCOME TO 48010 BACK ROAD DRIVE \$115,000 HAY RIVER



JIM WELLER

Nt

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ROOM SIZES				
			BATHS	
			Storage	Basement
		Make: Winalta Model: 21587 Serial #: 11849	oyer / Entry	Deck 10 X 12
HEAT	INSULATION	BUILDING		LOT
Type F/ A OIL Annual Cost Litres Over Last 12 Mo. SPECIAL FEATURES /FURNISHI	Ceiling: R 40 Walls: R 20 Floor: R 24 Skirting: R NGS:	Sq. Ft. 1520 Age 2005 Lot Block Plan 1953 4177	Unit	Lot Size 15070 Garage Parking Gravel
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.				FOUNDATION Wood Blocking OPERTY TAXES
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.			Amount	t/yr \$2370 2025

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