

# WELCOME TO

## 3 DUPLEXES

### \$565,000

#### TO BE RELOCATED

6422

**JIM WELLER**

WORK 867.669.2112

CELL 867.765.8967



### ROOM SIZES

Living Room 16.8 X 10.1	Kitchen 13.4 X 8.8				<b>BATHS</b>	1 Full
Bedroom 9.1X 8.4	Bedroom 9.1 X 8.4				Storage	Basement
				Make: Triple M Model: mdup-2076 Serial #:	Foyer / Entry	Deck

### HEAT

### INSULATION

### BUILDING

### LOT

Type F/ A OIL	Ceiling: R 60	Sq. Ft. 1520	Lot Size
Annual Cost	Walls: R 30	Age 2023	Garage
Litres Over Last 12 Mo.	Floor: R 40	Lot    Block    Plan    Unit	Parking
	Skirting: R		

### SPECIAL FEATURES /FURNISHINGS:

Unique development opportunity: three new modular duplexes available for relocation.

They are manufactured, ready-to-move homes still at the dealership in either La Crete or Enterprise. They were built in 2023, never lived in, so in brand-new condition, but second hand in ownership and therefore GST exempt.

Each one is 1520 sf (20'X 76') containing two 710 sf homes with 2 bedrooms, 1 full bath, and large kitchens and living rooms.

They are very energy efficient, built to Yellowknife standards which substantially exceed the national building code (R60 Roof, R30 walls, R40 floors, R9 triple glazed low E argon windows, HRV equipped etc.) and very sturdily built (cement board composite siding, truss flooring, OSB reinforced wall panels, plywood (not OSB) subfloors and so on.)

They all feature vaulted ceilings, awning and casement windows, soft close cabinetry, under cabinet LED strip lighting, kitchen pot lights, and more.

Each unit comes equipped with a Blaze King air-tight woodstove, fridge, stove, dishwasher, microwave, front loading washer and dryer, window blinds, 350 ga water tank and 500 ga sewage holding tank.

Can be purchased singly at \$565,000 each (delivery to final destination, and set-up are not included) or as a package.

### FOUNDATION

### PROPERTY TAXES

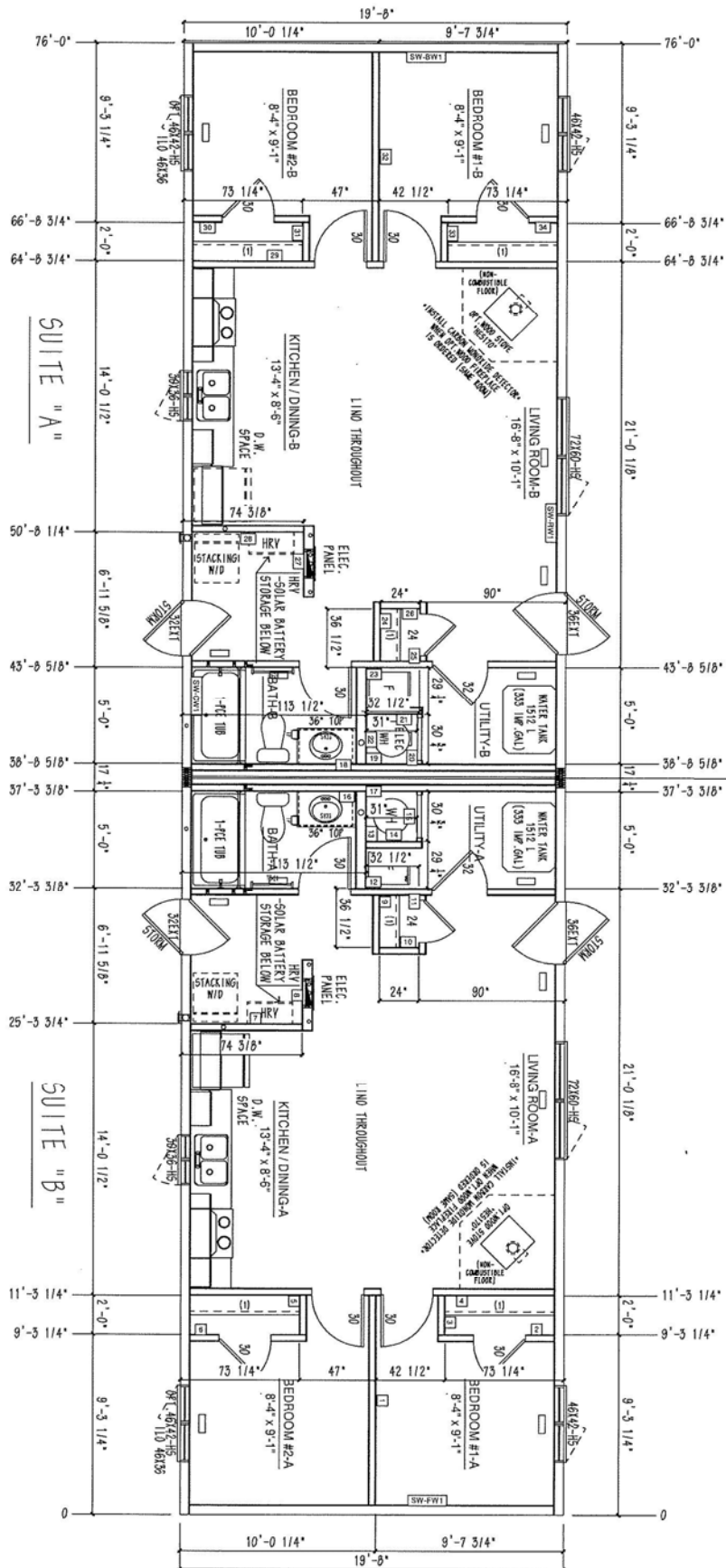
Amount/yr

Tenure

Fees

Area

11912



FIRE SEPARATION-SEE DETAIL

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2023-04-24
2	REVISED PER COMMENTS	2023-05-01
3	REVISED PER COMMENTS	2023-05-01
4	REVISED PER COMMENTS	2023-05-01
5	REVISED PER COMMENTS	2023-05-01
6	REVISED PER COMMENTS	2023-05-01
7	REVISED PER COMMENTS	2023-05-01
8	REVISED PER COMMENTS	2023-05-01
9	REVISED PER COMMENTS	2023-05-01
10	REVISED PER COMMENTS	2023-05-01

**Triple M Housing**

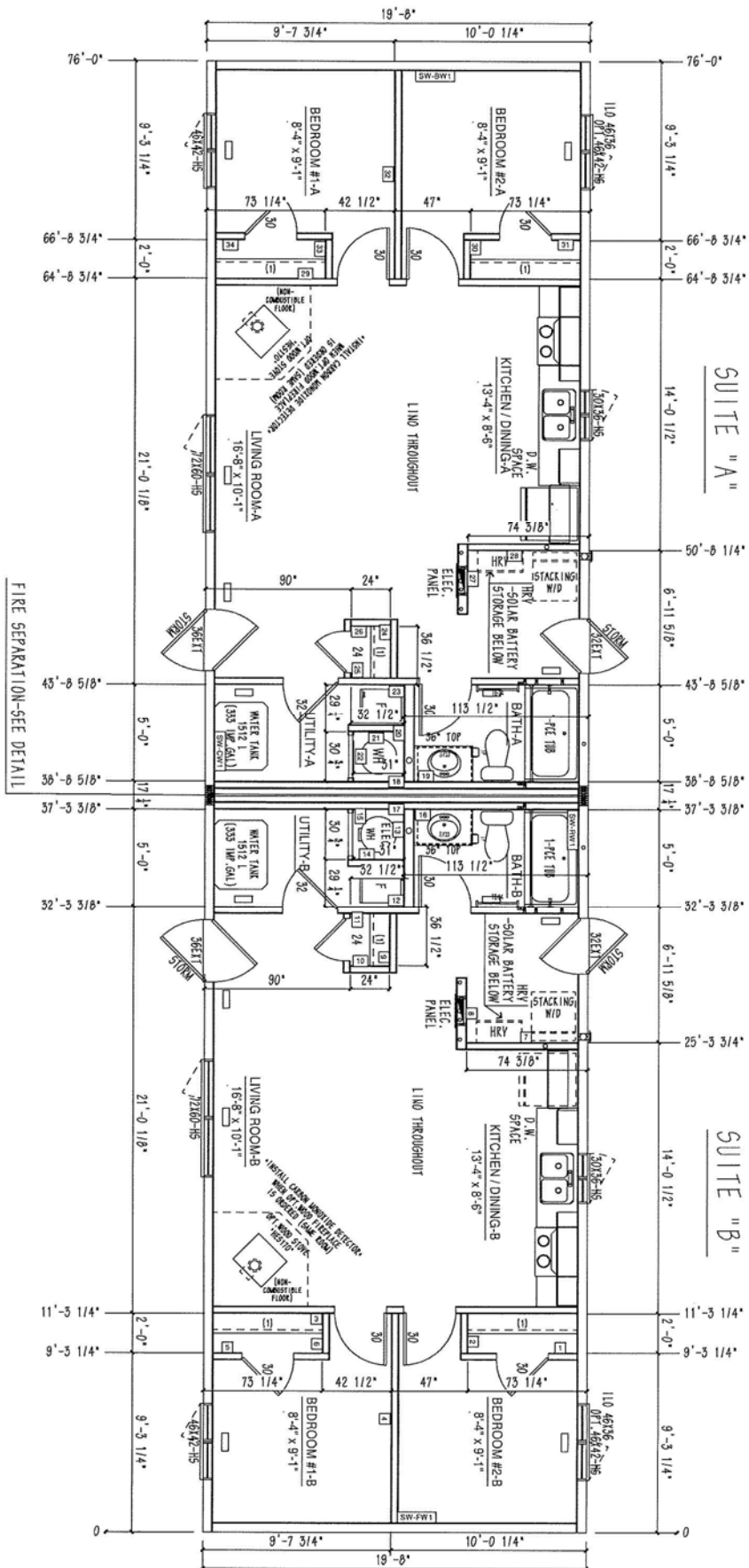
TRUSS FLOOR ON STEEL FRAME

MDUP2076-11912-C-1

FLOOR PLAN (51D)

DATE: 2023-04-24  
SCALE: 1/4"=1'-0"  
DWG. NO.: TV-4201-23

11910-11911



REVISIONS:

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www.triplehousing.com

LETHBRIDGE, AL CANADA

800.467.2008

**Triple M Housing**

MDUP2076-11910-C-1

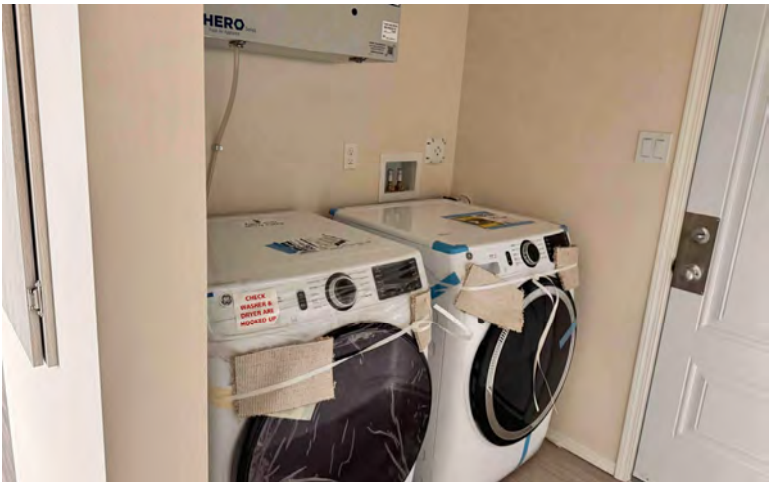
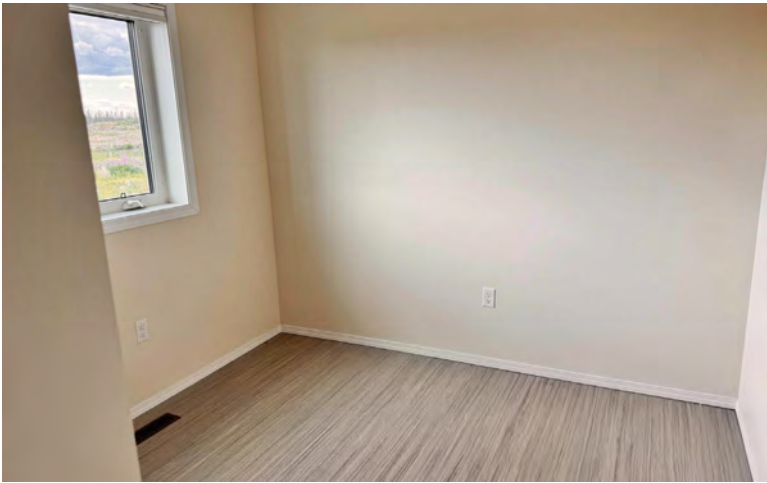
FLOOR PLAN (5TD)

DATE: 2023-03-01

SCALE: 1/8" = 1'-0"

PROJ. NO.: TV-4296-23

18







424 Gateway drive  
Enterprise NT.  
XOE-OR1  
Phone: 867-984-3911  
[www.blackstonehomes.net](http://www.blackstonehomes.net)  
[mike@blackstonehomes.net](mailto:mike@blackstonehomes.net)

Date:	January 31, 2023
Client Name:	FGH
Series:	Meridian
Model:	MDUP 2B 1B
Size:	20 X 76
Consultant:	Michael Unger
Delivery Destination:	Fort Good Hope, NT

BASE PRICE:

\$677,011.49

QNTY	Option #	TRIPLE M HOUSING OPTIONS	Price	Total
-		PACKAGES		
1	01-0850	YELLOWKNIFE PACKAGE		INCL
1	01-0852	...R9 WINDOWS THOUGHOUT (TRIPLE PANE)	W/A	INCL
1	01-0854	...R60 ROOF INSULATION	W/A	INCL
1	01-0856	...R30 EXT. WALL INSULATION	INCL.	INCL
1	01-0858	...R40 FLOOR INSULATION	W/A	INCL
1	01-0859	...ADD'L 16" OVERHANG AT REAR OF UNIT	885	INCL
1	01-0831	...3/8" OSB SHEET. ON BOTTOM OF FLOOR (SEALED, DELETE BELLY BAG	12.00	INCL
1		PLYWOOD VS OSB TO BE USED ON FLOOR SYSTEM - QUOTE 23623	1250.00	1250
1		OSB BEHIND INTERIOR WALLS - QUOTE 23623		8900
1	01-0870	...HERO 150 AIR EXCHANGER	2360.00	INCL
1	01-0872	...RIDGE VENTING (USE 14-2600)	6.50	INCL
1	01-0877	...3/4" TEE HIGH IN VANITY CABINET (RE-CIRC.PUMP)	105.00	INCL
1	01-0879	...TRUSS FLOOR ILO 2x10 FLOOR	N/C	INCL
1	01-0880	...GASKET AT TOP OF WALL AND BOTTOM OF FLOOR	135	INCL
1	01-0881	2" RIGID INSUL. ON EXT.WALLS WITH BUILDING PAPER...	W/A	INCL
1	01-0883	...AND 1 X 4 PT STRAPPING	54	INCL
1	01-0885	...EXTEND WINDOW AND DOOR JAMBS	975	INCL
-		EXTERIOR: MAINTENANCE FREE VINYL SIDING STD		
192	02-0105	CEMENT BOARD SIDING ILO STD \$48/PRM FT, TRSS FLR ONLY	53	10176
-		HOUSE PACK		
1	02-0147	HOUSE PACK: 2 PC SIDING, 2 PC FASCIA, 1 PC ROOF EDGE....	190	INCL
-	02-0148	.....1 PC J CHANNEL, 1 BDL SHINGLES, 1 ROLL BELLY TAPE....	CONT.	CONT.
-	02-0149	.....TO MATCH COLORS ORDERED	CONT.	CONT.
-		EXTERIOR FEATURES	STD	
-		PILLARS		
-		ROOFING	STD	
-		EAVE OPTIONS		

Customer's signature



1	02-1055	ELEMENTS EXTERIOR PACKAGE 'A' W/ B&B DETAIL	4910	INCL
-		CEILINGS (OPTIONAL) STIPPLED GYPROC	STD	STD
-		VAULTED CEILINGS : LIVING, DINING, KITCHEN, FAMILY RM	STD	
-		WINDOWS: LOW E ARGON WINDOWS & SILLS COMPLETE WITH SCREENS	STD	
8	03-5202	R9 WIND. ILO STD T/O (*REQUIRES CASEMENT/AWN OPTION*)	275	INCL
8	03-5205	AWNING/CASEMENT WINDOWS ILO SLIDER (EACH)	255	INCL
1	03-5220	46 X 42hs ILO 46 X 36hs :EGRESS BDRM	30	INCL
-		DOORS		
-		EXTERIOR DOORS & SIDELITES:	STD	
-		STORM DOORS		
2	04-3230	INSULATED STORM DOOR ILO SCREEN DOOR:	100	INCL
4	04-9980	STRIKE PLATE ON EXT DOORS	110	440
-		INTERIOR ACCESSORIES		
-		KITCHEN:		
-		CABINET STYLES:	STD	
1	07-0025	SOFT CLOSING DRAWER HARDWARE T/O	840	INCL
-		CABINET PULLS: STAINLESS KNOBS	STD	STD
-		COUNTER TOPS / TILES: FORMICA WITH SINGLE ROW TILE	STD	
-		BATHROOM : LAMINITE WITH SELF EDGE	STD	
-		HALLWAY / UTILITY		
-		WALLS: 8' WALLS WITH DECORATIVE WALL PANELS & TAPED SEAMS	STD	STD
1520	11-0255	FIN DRYWALL T/O WITH WRAPPED MOULD (\$11/SFT)		24500
-		DRAPERY: CELLULAR SHADES	STD	
-		FLOORING: QUALITY LINO AND CARPET APD	STD	
1	13-0505	COMMERCIAL LINO ILO OF STD	7950	7950
1	13-5030	LINO ILO STD CARPET: NO CARPET T/O	N/C	INCL
-		FURNACE / HWT		
1	14-0130	FURNACE: OIL GUN MISB-086 ILO STD	735	INCL
1		SOLAR PV PIPE	150	150
1	14-0606	BALANCE HRV: CFM	100	INCL
-		HOT WATER TANKS: 33 IMP GALLON ELECTRIC HWT	STD	STD
-		FIREPLACES / VENTS		
1	14-2250	BLAZE KING PRINCESS ULTRA WOOD STOVE W/BLACK DOOR,.....	6290	INCL
1	14-2251	....BLACK TOP RAILS, REAR SHIELD, FRESH AIR INTAKE.....	CONT.	CONT
1	14-2252	...CHIMNEY INSTALLED THROUGH CEILING, TILE HEARTH	CONT.	CONT
-		APPLIANCES		
2	17-0110	BLACK 24.1 CFT FR DR FRDG W/INT ICE/WTR incl line ILO STD	980	INCL
-		DISHWASHER OPTIONS:	STD	
2	17-0305	BLACK BUILT IN DISHWASHER (GDF410/GSD3300)	735	INCL
1.00	17-0405	BLACK 1.6 CFT OTR MICRO (U3032 ilo micro shelf if std)	395	INCL
-		LAUNDRY OPTIONS: PLUMBED FOR WASHER, WIRED FOR DRYER	STD	STD
2.00	17-0820	FRONT LOADING WASHER / DRYER	2465	INCL
2.00	17-0845	PLUMB AND WIRE FOR STACKING WASHER/DRYER	145	INCL
-		ELECTRICAL / PLUMBING:		
-		ELECTRICAL & FIXTURES: 100 AMP SERVICE PANEL	STD	
2		GOOSE NECKS FOR PLUMBING VENTS	85	170
2	18-0560	CEILING FAN W/LIGHTS -SEP SWITCH:	210	INCL
2	18-0650	UNDER CABINET LED STRIP LIGHTING T/O (NO VALANCE)	595	INCL
2	18-0925	SURFACE MT LED POT LIGHT OVER KITCHEN SINK W/SEP SWITCH	175	INCL
2	18-1310	1/2" CONDUIT THRU UNDERBELLY FROM THE PANEL	70	INCL
2	18-1340	EXTRA 1 1/2" CONDUIT FROM DRAW SIDE PANEL THRU FLOOR (MAST)	140	INCL
2	18-1500	EXTRA SWITCH: 20 AMP, PROPANE LOCATION	85	INCL
3	18-1670	EXTRA GFI RECEPTACLE FOR SEWER DROPS	500	INCL
2	NOTE	EXTRA EXTERIOR GFI RECEPTACLE ON A/F BREAKER: 20 AMP	210	INCL
-		PLUMBING:	STD	

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