

WELCOME TO

102 TALTHEILEI DRIVE

\$779,900



ROOM SIZES

Living Room 9.8 X 14.6	Dining Room 18 X 8.8	Kitchen 18 X 12.4			BATHS	3 Baths
Primary Bedroom 8.8 X 12.2	Bedroom 8.10 X 9	Bedroom YES	Bedroom YES		Storage	Basement Crawl Full Height Mechanical/Dog Grooming
				Make: Model: Serial #:	Foyer / Entry 15.1 X 7.8	Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type PROPANE	Ceiling: R 40	Sq. Ft. 1799	Lot Size 30,569 +/-
Annual Cost \$6,707.56	Walls: R 20	Age 1998/2019-24	Garage No
Litres Over Last 12 Mo. 6846.9 L	Floor: R	Lot 8	Parking Large deep gravel drive
	Skirting: R	Block 537	
		Plan 2094	
		Unit	

SPECIAL FEATURES /FURNISHINGS:

Welcome to a one-of-a-kind property combining residential comfort with an established pet care infrastructure — ideal for anyone looking to operate or expand an animal services business. With purpose-built facilities for dog boarding, grooming, and enrichment, plus onsite staff accommodations and additional rental income, this property offers a rare opportunity to live and work in one of Yellowknife's most trusted and provenly profitable pet care operations. Serving northern families for over 15 years, this property has supported a successful, income-generating business with an outstanding community reputation and repeat clientele.

Business Infrastructure

- The property includes a fully outfitted animal service facility designed for dog boarding, daycare, and grooming.
- Capacity to accommodate over 15 boarding guests, with dedicated indoor and outdoor spaces for each group.
- 10' x 55' mobile structure converted into a dog boarding facility, complete with insulation upgrades, electrical, two direct-vent propane heaters, and new siding.
- Multiple fenced outdoor play areas, including chain-link and solid wood fencing up to 14' high, providing safe, secure, and spacious environments for dogs.
- Heated indoor grooming area and utility space with Toyo stove, mechanical room, laundry, furnace, and storage.
- The facility layout and infrastructure allow for seamless operation as a turn-key pet business or adaptation for other service-based uses.

Summary

This is more than a home — it's a proven, profitable, and community-recognized property with exceptional income and growth potential. Whether you're an entrepreneur in animal care, an investor seeking multi-stream revenue, or a family wanting to combine home and business life, this property offers flexibility, stability, and heart. Move in, earn income, and continue a thriving pet care business that has served northern families for over 15 years — with space to comfortably accommodate 15+ boarding guests.

See page 2

FOUNDATION

Steel Piles

PROPERTY TAXES

Amount/yr \$5022.24 2025

Tenure Fee Simple

Fees

Area KAM LAKE

Unique Property with Income & Business Potential

Welcome to a one-of-a-kind property offering the perfect mix of residential comfort, staff accommodations or rental income, and animal service infrastructure—all set on a massive 30,569 sq. ft. lot, this upgraded property offers it all—residential comfort, rental income, and animal service infrastructure.

The main residence offers 1,540 sq. ft. plus a 259 sq. ft. bachelor suite for a total of 1,799 sq. ft. Inside, you'll find a cozy blend of vinyl flooring and ceramic tile, pine walls, and a wood-burning fireplace that makes this home warm and inviting. Both the primary suite and main bath feature ceramic tile, with the main bathroom boasting a deep soaker tub. The main house is presently rented for \$3600/mth until Nov. 15

Upgrades from 2019–2024 include:

- New kitchen with cabinets, countertops, stainless steel appliances, and flooring
- New electrical panel (2024)
- Addition of a mudroom (8' x 16')
- Low-rise pressure-treated staircase with railings to a new deck and entry
- Electrical panel 2024
- PEX plumbing
- 14' fencing to the left side and around the back of the property
- Change over from oil to propane 2024 \$17,000
- Propane hot water tank 2024

The **studio apartment** provides flexible space for staff, extended family, or rental income and rents for \$1600/mth. In addition, a **separate tiny house currently brings in \$1500/mth**, adding steady revenue.

Below, the **full-height crawlspace** is smartly designed to house a dog grooming setup, large mechanical room, laundry, furnace, and sewer/water tanks—an easily repurposed area to suit your needs. Heat is supplemented by a Toyo stove that is run on oil and is also heated by 2 ducts coming from the main furnace.

For animal services, a **10' x 55' mobile has been converted into a dog boarding facility**, complete with insulation upgrades, electrical, two direct vent propane heaters, and new siding. Multiple chain link enclosures and up to 14' solid wood fencing provide safe, secure areas. The fencing extends beyond the lot, enclosing an extended backyard that opens directly to green space—perfect for sledding, recreation, or simply enjoying the outdoors.

Outside, you'll also find multiple garden beds and plenty of space to grow, play, or operate a business.

Price Includes: Fridge(not working), Stove, Washer, Dryer & more.

• This property is move-in ready, income-producing, and full of possibility—whether you're looking for a warm family home, staff housing, rental investment, or a turn-key animal services business. The business is not for sale although the infrastructure is in place to operate.

This is more than a home—it's an opportunity. Move in, earn income, or expand your business!

Call Della Fraser to view today!





SURVEYOR'S REAL PROPERTY REPORT

SUB-ARCTIC SURVEYS LTD.

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YELLOWKNIFE, N.T.
X1A 2P8



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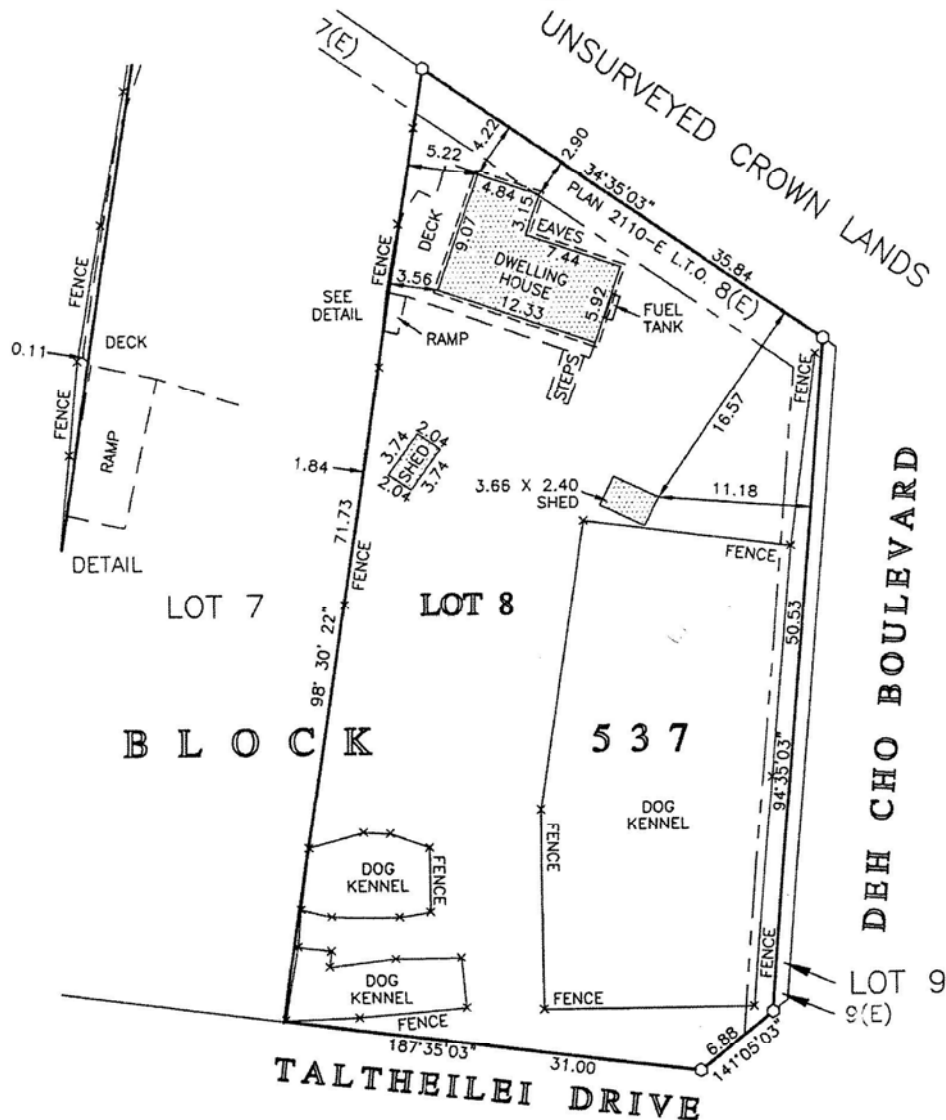
I certify that this Surveyor's Real Property Report shows the location of the DWELLING HOUSE erected on the property legally described as Lot 8, Block 537, Plan 2094 L.T.O., and municipally described as 102 TALTHEILEI DRIVE in the City of Yellowknife, N.W.T., and that measurements are accurate as shown. I further certify that no structure on the parcel extends beyond the boundaries and that no structure extends into the parcel from adjacent parcels EXCEPT AS SHOWN.

CERTIFICATE OF TITLE SEARCH SUMMARY

CERTIFICATE NO. 46690

OWNER: SAMUEL JEAN MARIN-PERRINO and PETRA MARIN-PERRINO

DATE OF SEARCH: JUNE 28, 2006



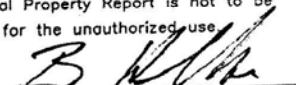
SCALE = 1:400

NOTE:

This Surveyor's Real Property Report was prepared for SAM PERRINO 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 2094 L.T.O. Unless otherwise specified, the dimensions shown relate to the distance found from property boundaries to the 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.

Dated this 23 day of JUNE, 2006

(file no.: 06-003-32)


Bruce Hewlko, C.L.S.
A.C.L.S. Licence No. 005