

WELCOME TO 102 TALTHEILEI DRIVE \$779,900



DELLA FRASER

WORK 867.669.2111 CELL 867.445.4010



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		INSU	INSULATION		BUILDING	

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

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 nfrastructure—all set on a massive 30,569 sq. ft. lot, this upgraded property offers it all—residential comfort, rental income, and animal service

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

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

See page 2

FOUNDATION

Steel Piles

PROPERTY TAXES

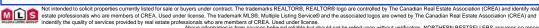
2025 \$5022.24 Amount/yr

Tenure

Fee Simple

Fees

KAM LAKE Area



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 REAL PROPERTY REPORT

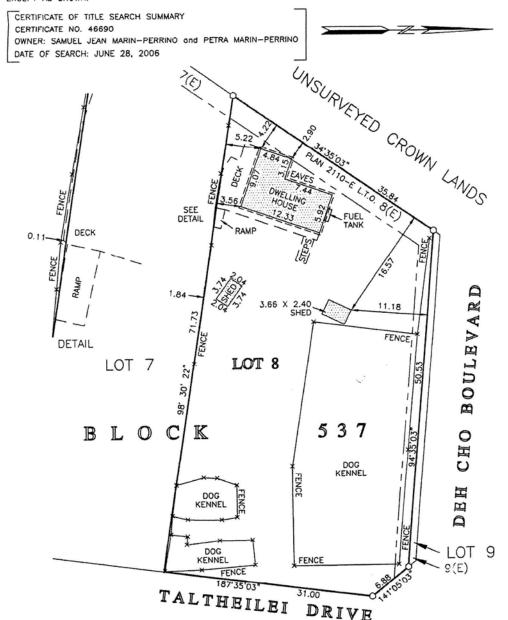
SUB-ARCTIC SURVEYS LTD.

P.O. BOX 2441 YELLOWKNIFE, N.T. X1A 2P8



PHONE: (867) 873-2047 FAX. (867) 873-9079 EMAIL: sas@sub-arctic.ca

I certify that this Surveyor's Real Property Report shows the location of the <u>DWELLING HOUSE</u> erected on the property legally described as Lot <u>8.</u> Block <u>537</u>, Plan <u>2094 L.T.O.</u>, and municipally described as <u>102 TALTHEILEI DRIVE</u> in the <u>City of Yellowknife</u>, 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.



SCALE = 1:400 NOTE:

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

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

Dated this 23 day of JUNE, 2006

(file no.: 06-003-32)