

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

INSULATION

BUILDING

LOT

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

SPECIAL FEATURES /FURNISHINGS:

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

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FOUNDATION

Steel Piles

PROPERTY TAXES

Amount/yr \$5022.24 2025

Tenure Fee Simple

Fees

Area KAM LAKE

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!





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