

WELCOME TO  
3 104 STREET  
\$102,500  
HAY RIVER

6546

JIM WELLER

WORK 867.669.2112

CELL 867.765.8967



ROOM SIZES

					BATHS	
					Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck

HEAT

INSULATION

BUILDING

LOT

Type	F/A PROPANE	Ceiling: R 20	Sq. Ft.	1196	Lot Size	14810
Annual Cost		Walls: R 12	Age	1960's	Garage	"shop"
Litres Over Last 12 Mo.		Floor: R	Lot	Block	Parking	Gravel
		Skirting: R	2	M	Plan	123
					Unit	

SPECIAL FEATURES /FURNISHINGS:

Affordable starter home on a spacious lot. This three bedroom, one bathroom house is 1196 sf in size and features a steel pile foundation, hardboard siding, propane furnace (new in 2024) and hot water tank (new in 2022). There is also an airtight wood stove for auxiliary heat.

There is a large (25' X46') wired and insulated shop building on a concrete pad in the back yard.

Buyers will be please to know that, although located on Vale Island, the home is on higher ground with raised piles and stayed dry during the historic 2022 flood.)

FOUNDATION

Steel Piles

PROPERTY TAXES

Amount/yr \$1589 2024

Tenure Fee Simple

Fees

Area

