

WELCOME TO  
25 ELM CRESCENT  
\$202,500  
HAY RIVER

JIM WELLER  
WORK 867.669.2112  
CELL 867.765.8967



ROOM SIZES

					BATHS	
					Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck 10 X 12

HEAT

INSULATION

BUILDING

LOT

Type	F / A OIL	Ceiling: R 40	Sq. Ft.	1280	Lot Size	5500
Annual Cost		Walls: R 20			Garage	
Litres Over Last 12 Mo.		Floor: R 20	Age	2014	Parking	Gravel
		Skirting: R	Lot	Block	Plan	Unit
			553-34	Grp 814	917	

SPECIAL FEATURES /FURNISHINGS:

This 1280 SF 3 bedroom modular home with 2 bathrooms was built in 2014. It is located on a large lot in the established 553 neighbourhood. Located on a quiet crescent the backyard looks out over the Ray Benoit Outdoor Rink park. This well cared for home has all the contemporary features expected in a modern "20 wide" manufactured home: spacious living room, cathedral ceilings, energy efficient triple glazed window, PEX plumbing, maple veneer cabinetry, kitchen island and more. A must see.

FOUNDATION

Wood Block

PROPERTY TAXES

Amount/yr

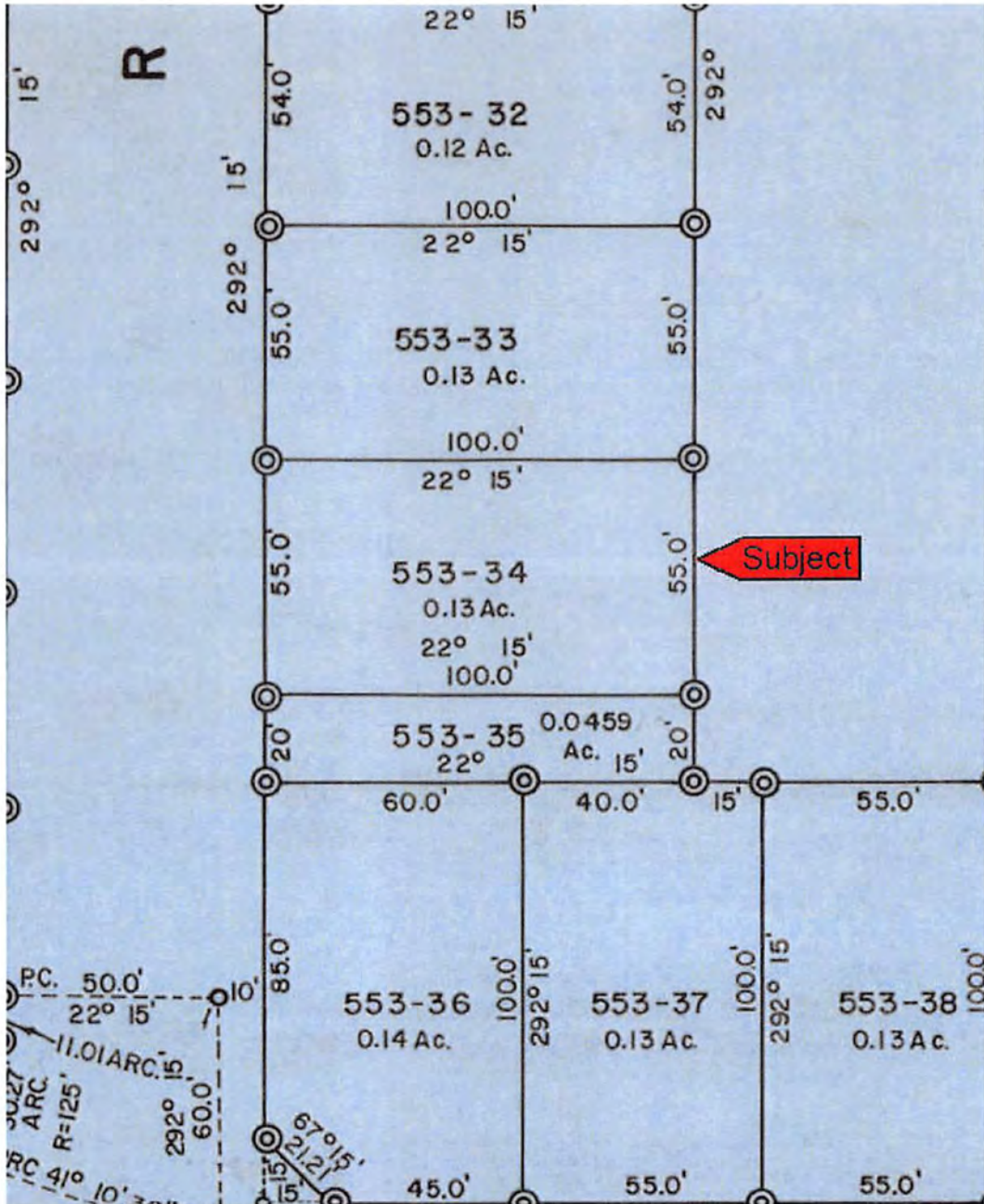
Tenure Fee Simple

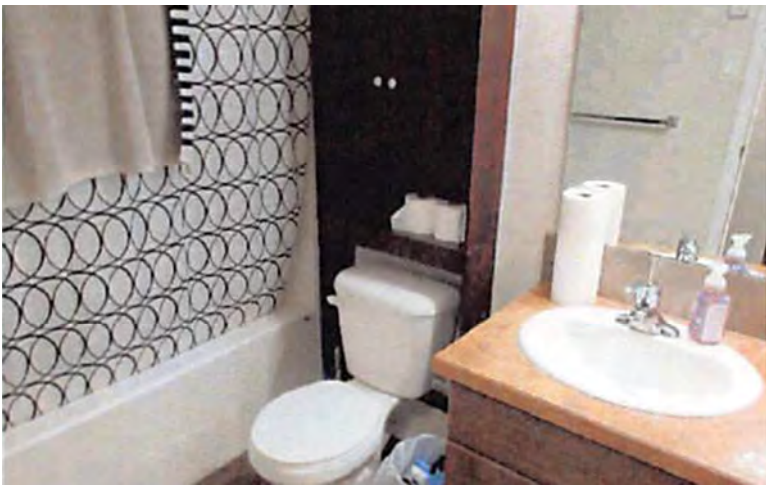
Fees

Area

PLOT MAP

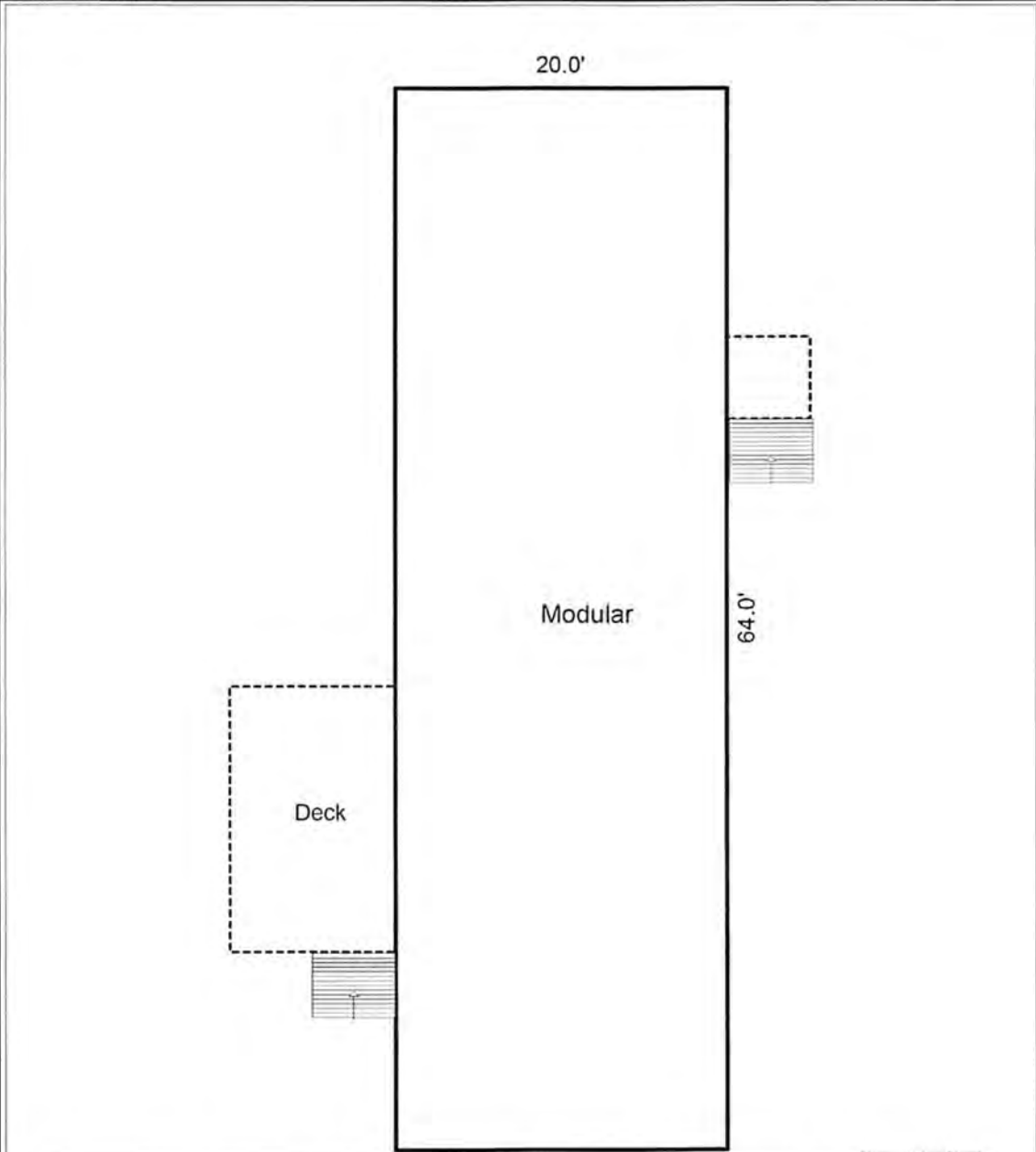
Borrower: File No.: 45454  
Property Address: 25 Elm Crescent Case No.: 102820-211 BRC/kh  
City: Hay River Prov.: NT P.C.: X0E 0R5  
Lender: Witten LLP





FLOORPLAN

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AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	1280.0	168.0	1280.0	First Floor	64.0 x	20.0 =		1280.0
P/P	Wood Deck	1.0	160.0	52.0						
	Wood Deck	1.0	25.0	20.0	185.0					
Net LIVABLE					cnt	1 (rounded)				1,280
						1 total items			(rounded)	1,280

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