

WELCOME TO  
100 184 NIVEN DRIVE  
\$398,000

ROD STIRLING  
WORK 867.669.2115  
CELL 867.446.1046

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ROOM SIZES

Living Room 13.7 X 18.10	Kitchen 9.3 X 18.10				BATHS	1-4pc
Primary Bedroom 15.8 X 9.10	Bedroom 15.8 X 8.7				Storage	Basement
Utility Room 3.11 X 4.5				Make: Model: Serial #:	Foyer / Entry	Deck 8 X 12

HEAT

INSULATION

BUILDING

LOT

Type	FAN COIL OFF COMMON BOILER	Ceiling: R 40	Sq. Ft.	950	Lot Size
Annual Cost		Walls: R 20	Age	2015	Garage
Litres Over		Floor: R	Lot	Block	Parking
Last 12 Mo. \$250-\$350/mo. Estimate		Skirting: R	Plan	C4609	Unit
					106
					Single Energized

SPECIAL FEATURES /FURNISHINGS:

Situated in the Niven Lake subdivision, walkable to downtown and Niven Lake walking, sledding & skiing trails accessing both Niven Lake & Great Slave Lake. Main floor 2 BR/1 bath furnished unit ( right down to a TV and dishes ) that keeps the upfront costs down especially for first time home buyers & or for investors.

The front deck receives morning sun and offers partial big lake views. One paved & electrified parking stall. Inside onsite mail boxes. Laminate and laminate tile flooring. The well-appointed kitchen features granite counter-tops, cappuccino colored cabinets including a pantry cabinet stainless appliances, & numerous bar stool spots along the kitchen peninsula making it great for entertaining. The kitchen also features a tiled backsplash, under cabinet lighting, built-in wine rack, & a double stainless sink. Pot lighting in kitchen living and dining areas. The bathroom features a top mounted glass vessel sink & full tiled tub surround. Appliances are a mix of Maytags & Whirlpool,

**Condo Fees Include:** Common area heating power and cleaning, water, building insurance, snow and garbage removal, outside bldg. maintenance, management fees and contribution to the reserve fund.

**Price Includes:** All furnishings on site plus, Fridge, stove, dishwasher, microwave/range hood, washer, dryer window coverings.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$1977.82 2025

Tenure Condo Fees

Fees \$756.71/mo.

Area NIVEN LAKE



