COLDWELL BANKER NORTHERN BESTSELLERS

WELCOME TO

3 104 STREET

$62,500

HAY RIVER

MLS MULTIPLE LISTING SERVICE

6928

JIM WELLER

WORK 867.669.2112

CELL 867.765.8967



ROOM SIZES

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

HEAT

Type F/A PROPANE

Annual Cost

Litres Over Last 12 Mo.

INSULATION

Ceiling: R 20

Walls: R 12

Floor: R

Skirting: R

BUILDING

Sq. Ft. 1196

Age 1960's

Lot	Block	Plan	Unit
2	M	123	

LOT

Lot Size 14810

Garage "shop"

Parking Gravel

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 pleased 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

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