

**WELCOME TO**  
**3 104 STREET**  
**\$89,000**  
**HAY RIVER**

**6705**

**JIM WELLER**

**WORK 867.669.2112**

**CELL 867.765.8967**



**ROOM SIZES**

					<b>BATHS</b>	
					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 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

