

WELCOME TO
161 BORDEN DRIVE
\$495,000

6788

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 15.9 X 15	Dining 13 X 7.3	Kitchen 12.10 X 7.9			BATHS	1-4pc, 1-4pc Ensuite	
Primary Bedroom 11.1 14.11	Bedroom 7.8 X 9.6	Bedroom 11.4 X 9.7			Storage	Basement	
Laundry 9.1 X 7.10				Make: Regant Home Model: Manor LB742X Serial #: H11587A	Foyer / Entry	Deck Front: 6x16 Rear: 16x22	

HEAT

INSULATION

BUILDING

LOT

Type	F/A OIL	Ceiling: R	40	Sq. Ft.	1173	Lot Size	42x132 = 6633
Annual Cost	\$2,932.30	Walls: R	20	Age	1989	Garage	Shop
Litres Over		Floor: R	28	Lot	15	Parking	Triple Gravel
Last 12 Mo.	2025/2026	Skirting: R	14 (mostly)	Block	557	Plan	2071
				Unit			

SPECIAL FEATURES /FURNISHINGS:

A doll house inside and out, with pride of ownership showing thru on this home everywhere you look, from the yard that is fenced, is well treed and backs to open space. With a new pressure treated front deck with metal spindles, a spacious rear deck off of the 18x20 heated shop, his and her sheds separated by a gazebo offering some shade. Garden planters and a tent garage with a wooden floor complete the backyard with flower planting spots in numerous areas in the yard. Sled right from the rear of the property in the winter without the need to trailer your machines at all.

The 3BR/2bath is in show home condition with a light and bright interior. Both bathrooms have been renovated in the last 2 years, the entire interior has been repainted in the last year with all new casements/baseboards as well. Vinyl flooring throughout in the past year. All interior doors are raised panel and have been replaced over time. All windows are triple vinyl. Newer kitchen cabinet doors. Skylight in kitchen. Built-in entertainment centre in living room, built in TV & cabinet in the main BR. Pass thru cut-out in kit to LR. Corner display area off the LR perfect for plants, carvings or collectibles. 30-35 year shingles on the roof done in 2010, hot water tank is 2024, oil tank done in 2025. The work is all done on this place and is all ready for the next owners to create their own memories.

Price includes: Fridge, stove, dishwasher, microwave, washer dryer, kit island, window coverings, freezer in shop, built-in cabinets and benches in shop, shop heater, 2 sheds, gazebo, a couple wall/coat hanging units. ***gazebo furniture not included.**

FOUNDATION

Steel Piles

PROPERTY TAXES

Amount/yr \$3370.48 2026

Tenure Fee Simple

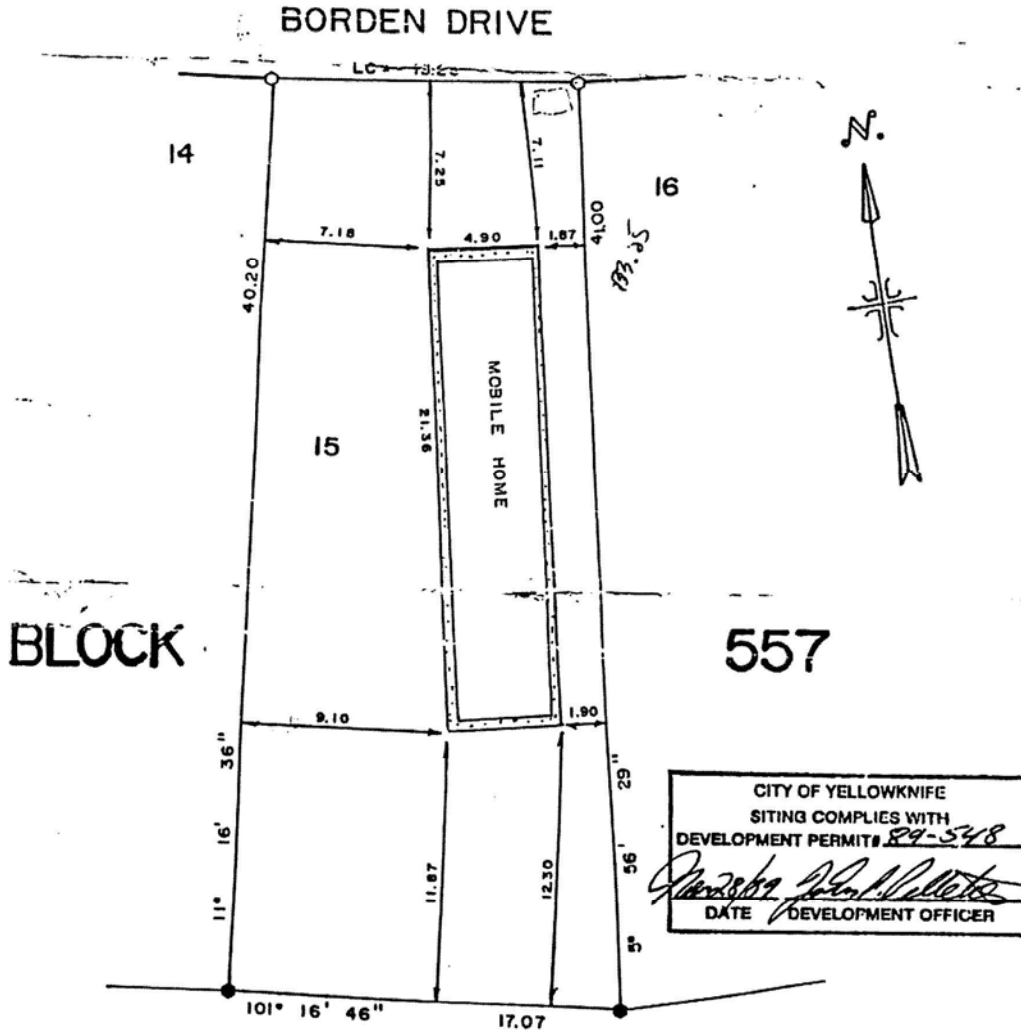
Fees

Area RANGE LAKE N.

Thomson Underwood McLellan Surveys Ltd.

P.O. BOX 2545
YELLOWKNIFE, N.W.T.
X1A 2P8
PH: (403) 873-5792
FILE NO:

I certify that this plan shows the location of the Mobile Home erected on Lot 15, Block 557, in the City of Yellowknife, N.W.T. (Plan _____, C.L.S.R. No. _____ L.T.O.), and that the measurements are correct as shown, I further certify that there are no encroachments on the said lot, neither from without nor from within.



SCALE 1:250

NOTE:

Unless otherwise specified, the dimensions shown relate to distance found from property boundaries to foundation walls only at the date of survey. There are no measurements pertaining to footing, roofing, etc. This plan is for the protection of the Mortgage only and is not to be used for the location of the property lines. We accept no responsibility for the unauthorized use.

Dated this 3 day of NOV. 19 89

R. I. [Signature]

Thomson Underwood McLellan
Surveys Ltd. Canada Lands Surveyor

