

WELCOME TO

110 GRACE LAKE BOULEVARD

\$1,075,000

6719

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living & Dining 28 X 21.2	Kitchen 15.7 X 8.8	Family / Rec Room 31.1 X 16.10	Office 15.9 X 23.2		BATHS	1-2pc, 1-3pc, 1-4pc 1-4pc Ensuite
Primary Bedroom 13.4 X 10.5	Bedroom 10.4 X 10.11	Bedroom 10.1 X 10.11	Bedroom 13.10 X 8.8		Storage	Basement Partial
Workshop 14.1 X 26.4	Utility Room 39.6 X 24.8	Mechanical 6.4 X 6.11		Make: Model: Serial #:	Foyer / Entry	Deck Roof Top

HEAT

INSULATION

BUILDING

LOT

Type	PROPANE IN-FLOOR & FAN COIL	Ceiling: R 45	Sq. Ft.	3872 + Garage & Basement	Lot Size	26215
Annual Cost	\$6,500.00	Walls: R 40	Age	2015-present	Garage	Double Heated & Workshop
Litres Over		Floor: R	Lot	21	Parking	Multiple Gravel
Last 12 Mo. Estimate		Skirting: R	Block	534		
			Plan	4435		
			Unit			

SPECIAL FEATURES /FURNISHINGS:

Great potential for commercial/residential mixed use on this level, 26,000 sq.ft. (0.59 acre) corner lot with commercial zoning. The site has the advantage of being high-profile with streets on two sides, a green space on the south side and a considerate commercial neighbour on the west side. Attractive exterior finishes are natural cedar and corrugated metal. The roof is modified bitumen membrane with metal-capped parapets. Two large exterior decks take advantage of east and south sun as well as views of Grace Lake. Twelve raised planter boxes are included for the avid gardener.

The 80% complete, custom-designed house/office offers over 6,700 sq. ft. of overall space including a partial basement, garage and workshop. The residential portion offers three bedrooms, three baths, large living/dining area and a large family/ games room. The office portion, with separate entry, includes a general office plus a separate manager's office, washroom and storage/photocopy area. The foundation is insulated (R25) concrete pinned to bedrock with R10 insulation below slab. Above grade insulation levels are R40 walls and R45 roof. Exterior doors are fibreglass with three-point latching and are keyed alike. Windows are triple glazed. The huge double garage includes a separate area for motorcycle, quad or sled parking. It can be heated either by in-floor hydronic loops or an overhead unit heater. The adjoining workshop space is separately heated by "Slant-fin" radiators.

Heating/cooling and ventilation is provided by a NTL propane boiler in combination with two "Hi-Velocity" fan coils (with separate cooling units) and two vanEE heat recovery ventilators. Domestic hot water is heated by the boiler. There is a 1000 gal. potable water storage tank, a 2000 gal., CSA-approved sewage tank, a 2000 gal. rainwater storage tank and a 500 gal. dedicated sprinkler water storage tank. The entire house including garage, office and basement is currently sprinkler protected. The heating/cooling, ventilation and plumbing systems are incomplete although the house can be maintained at a selected temperature. A sump in the basement currently provides an unlimited supply of fresh water for gardening, vehicle washing, etc. from early spring to late fall.

The electrical rough-in is complete. The 200 amp. service includes two distribution panels, bench-height outlets in the workshop as well as two outlets for a welder. Provision has been made for future, roof-mounted solar panels and separately-controlled Christmas lights.

See page 2 for miscellaneous items included/not included in price.

FOUNDATION

Insulated Concrete Pinned to Bedrock

PROPERTY TAXES

Amount/yr \$11,930.54 2025

Tenure Fee Simple

Fees

Area Grace Lake

Included in price

Tank Room

- Hi-Velocity fan coil HE-Z-100
- Hi-Velocity cooling module WCM-100
- Hi-Velocity return air box
- VanEE 41650 air to air heat exchanger
- Exterior sewer pump out connector
- Water fill diverter valve
- Spare water tank float switch
- Misc. siding trim
- Misc. ABS pipe
- Misc. ductwork
- Misc. pipe insulation
- Metal trim for front door step

Sump Room

- 2 deep-cycle batteries and maintenance chargers
 - Intended purpose: Will run at least one pump should it be required during a power outage.
- Abso 2000W inverter/charger and connecting cables

Various Locations

- Loose Roxul insulation, clean used
 - Intended purpose: Sound isolation between rooms. Will be removed by Owner at request of Purchaser.
- New Roxul insulation in unopened bundles
 - Intended purpose: See 20 bundles of 24" Comfort Batt R22 in living room.

Garage

- Steel under sink
 - Intended purpose: Support for stair landing in living room.
- 16 sheets 4' x 8' x 3/4" Crezon, MDO
 - Intended purpose: Window and door jamb extensions.
- 10 sheets corrugated metal siding
 - Intended purpose: Spare.
- 3 pieces 6" x 6" x 12' cedar
 - Intended purpose: Front steps.
- Misc. 1/2" plywood

- Intended purpose: Boiler room.
- 1/2" and 3/4" PEX
- Ceiling lights
 - Intended purpose: Garage.

Dining Room

- Misc. ductwork
- Misc. copper and ABS pipe
- Misc. electrical supplies
- 2 Lift Master garage door openers and track
 - Intended purpose: Garage.

Yard

- 8 pieces 6" x 6" pressure treated timber
 - Intended purpose: Front door step, to be used with 6" x 6" cedar in garage.
- Metal grating
 - Intended purpose: Floor drain in garage.
- Ground level platform in backyard
 - Intended purpose: Will be removed by Owner at request of Purchaser.
- 3 propane tank heaters

Workshop

- Slant Fin Kickspace Heater
 - Intended purpose: Right side entry.
- American Standard toilet
 - Intended purpose: Office washroom.
- Shower base, walls and doors
 - Intended purpose: Office washroom.
- Cedar siding
 - Intended purpose: Under projection on right side.
- Spare sprinkler heads, replacement tools, escutcheons, alarm gong

Upstairs Family/Games Room

- Hi-Velocity fan coil HE-Z-50
 - Hi-Velocity cooling module WCM-50
 - Hi-Velocity return air box
 - VanEE 44253 air to air heat exchanger
-

Not included in price

Workshop

- All shelving as well as all portable tools and equipment, including ladders and other tools and equipment both in the garage and on the upper level
 - Note: Will be removed by Owner.

Back Hallway and Garage

- Washer and dryer and washer rough-in box in garage
 - Note: Will be removed by Owner.
- Security cameras
 - Note: Will be removed by Owner.

Garage

- Sink next to washer
 - Note: Will be removed by Owner.
- Fridge
 - Note: Will be removed by Owner.
- Pressure tester for in-floor heating
 - Note: Will be removed by Owner.

Kitchen

- Unit heater and thermostat, upstairs
 - Note: Will be removed by Owner.

Yard

- 2 Seacans
 - Note: Will be removed by Owner.
- 2 BBQ and outside furniture on deck
 - Note: Will be removed by Owner.
- 3 propane tanks next to house
 - Note: Leased from Avenir.

Surveyor's Real Property Report

SUB-ARCTIC SURVEYS LTD.

P.O. BOX 2441, 226 UTSINGI DRIVE
YELLOWKNIFE, N.T.
X1A 2P8

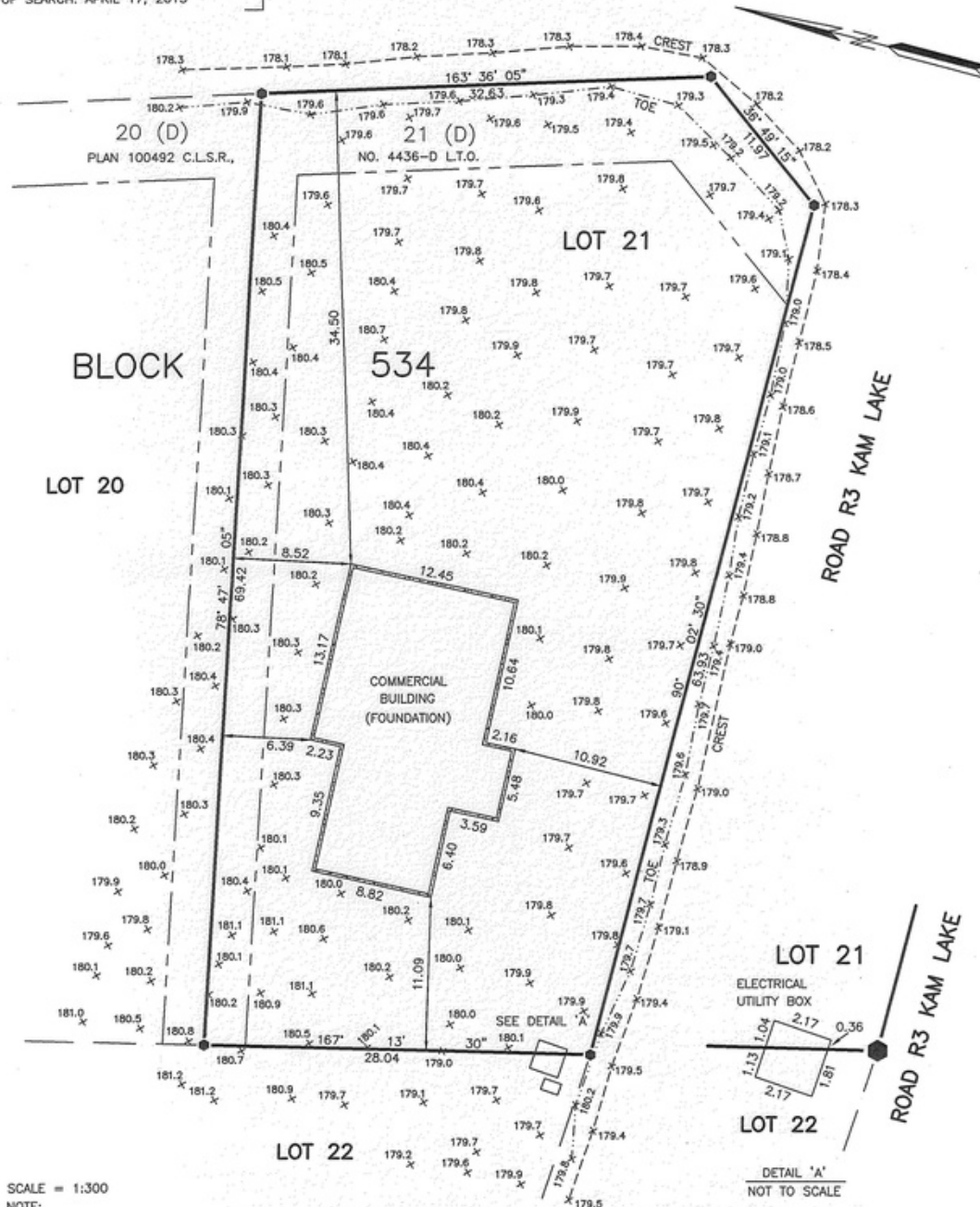


PHONE: (867) 873-2047
FAX: (867) 873-9079
EMAIL: sas@sub-arctic.ca

I certify that this Surveyor's Real Property Report shows the location of the COMMERCIAL BUILDING erected on the property legally described as Lot 21, Block 534, Plan 4435 L.T.O., and municipally described as 110 GRACE LAKE BLVD. in the CITY OF YELLOWKNIFE N.T., and that measurements are accurate as shown. I further certify that no structure on the parcel extends beyond the boundaries and that no structure extends into the parcel from adjacent parcels, EXPECT AS SHOWN.

CERTIFICATE OF TITLE SEARCH SUMMARY
CERTIFICATE NO. 73759
OWNER(S): PAUL CURREN AND JANE CURREN
DATE OF SEARCH: APRIL 17, 2015

ROAD R2 KAM LAKE (ENTERPRISE DRIVE)



SCALE = 1:300
NOTE:

This Surveyor's Real Property Report was prepared for PAUL CURREN and is not valid unless it is a sealed original copy issued by the surveyor. This is not a boundary survey. The boundary dimensions have been copied from Plan 4435 L.T.O.. Unless otherwise specified, the dimensions shown relate to the distance found from property boundaries to the CONCRETE FOUNDATION only at the date of survey. This Surveyor's Real Property Report is not to be used for the location of property lines and we accept no responsibility for the unauthorized use.

Dated this 21 day of APRIL, 2015
(file no.: 15-003-05-AP21-RPR-L21)

CERTIFIED CORRECT
B. Hewko
Bruce Hewko, C.L.S.
A.C.L.S. Licence No. 005



Pics from 2025



110 Grace Lk Blvd, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 3872.22 sq ft



1st Floor
Exterior Area 1858.08 sq ft



2nd Floor
Exterior Area 2014.14 sq ft



Basement (Below Grade)
Exterior Area 1513.49 sq ft



PREPARED: 2025/09/05

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

