

WELCOME TO

39 OTTO DRIVE

\$250,000

JIM WELLER
WORK 867.669.2112
CELL 867.765.8967



ROOM SIZES

Living Room 9.8 X 10.1	Dining 15.7 X 13.9	Kitchen 9.8 X 13.8	Family Room 9.3 X 17.8		BATHS	2 Full
Primary Bedroom 11.3 X 11.11	Bedroom 11.7 X 8.10	Bedroom 10.11 X 10.8			Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck Wrap Around

HEAT

INSULATION

BUILDING

LOT

Type HW OIL	Ceiling: R 32	Sq. Ft. 1562	Lot Size 5371
Annual Cost	Walls: R 12	Age 1970	Garage Single Attached
Litres Over Last 12 Mo.	Floor: R	Lot 23	Parking Single Gravel
	Skirting: R	Block 151	
		Plan 1812	Unit

SPECIAL FEATURES /FURNISHINGS:

Renovation special: 1562 sq ft, 2 storey 3 bedroom home with attached garage on Latham Island for just \$250,000. The challenges are that the home is dated and requires a complete renovation inside and out and, most importantly, needs major foundation works as well. A recent structural engineer's report is available for qualified purchasers to review.

FOUNDATION

Hybrid Timber & Concrete

PROPERTY TAXES

Amount/yr \$4407.61 2026

Tenure Fee Simple

Fees

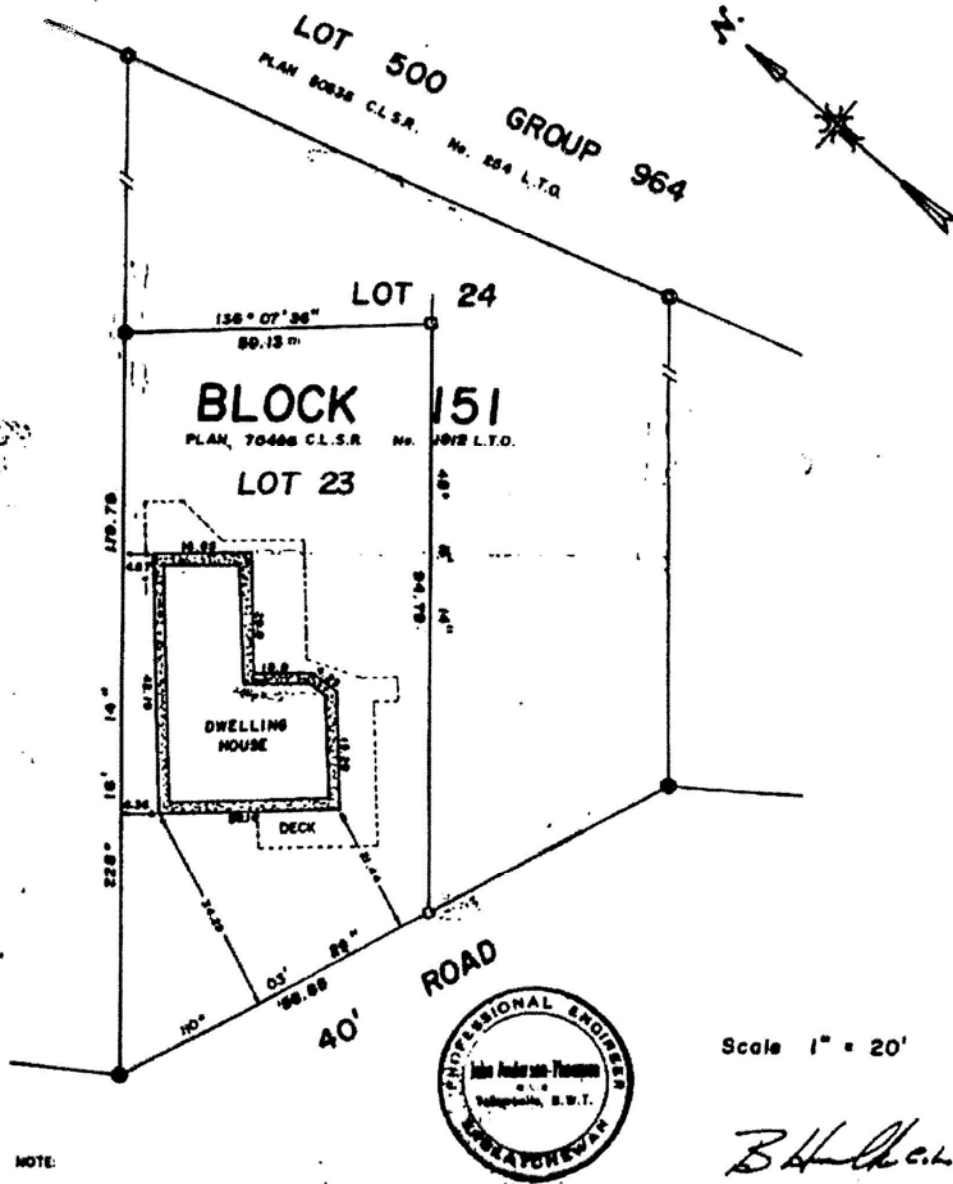
Area LATHAM ISLAND

JOHN ANDERSON-THOMSON
ENGINEERING & SURVEYING LTD.

JOHN ANDERSON-THOMSON, D.L.S., P.R.O. ENG. (PRESIDENT)
JANET ANDERSON-THOMSON, (SECRETARY)

P.O. BOX 288
YELLOWKNIFE
N.W.T.
P.O. (463) 673-2254

I certify that this plan shows the location of the Dwelling House erected on Lot 23, Block 151, in the City of Yellowknife, N.W.T. (Plan 70-288, C.L.S.R. No. 6812 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.



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, railing, etc. This plan is for the protection of the Mortgagee only and is not to be used for the location of the property line. We accept no responsibility for the unauthorized use.

John Anderson-Thomson D.L.S., P.R.O. Eng.
John Anderson-Thomson, Engineering & Surveying Ltd.

Dated this 14 day of Sept. 78
Revised to May 13, 1985
B.H. C.L.S.

Updated to May 5, 1988
Dominion Land Surveyor

