



## GREENWAY REALTY LTD LISTING INFORMATION

Property Address: 14 Camsell Crescent, Hay River, NT	Listing #: 2012-16
Legal Description: Lot 312, Plan 360	Telephone: 874-2232
Vendor: Estate sale	Taxes: \$2,271.44
Price: \$147,900	Deposit: \$1,000
Showing Instructions: Have key	Style: 4-level split
Construction: Wood frame, Cinder block basement	Age: Approx. 47 years
Lot Size: 43.35'x101'x166.75'x155.44' – large pie-shape lot	Neighbourhood: Residential
Floor Area: 840 sq.ft. above grade	Bedrooms: Three
Rooms: 7	Bathrooms: One full, one under construction
Fireplace/Woodstove: Nil	Heating: Propane furnace & h/w heater
Basement: Cinder block, open space w/furnace & h/w heater, door to garage	Landscape: Grass, mature trees, deck, some fencing
Exterior: Wood siding –approx. 25 yrs, asphalt roll roofing	Garage: Single attached
Possession Date: Immediate	Heat & h/w avg \$205.00 per month
<b>Special Features &amp; Remarks:</b> An older home on a beautiful lot overlooking ravine at rear, with lots of mature trees & opposite recreation park at the front. 4-level split plan with living/dining & kitchen on main, two bedrooms & bathroom on upper level. 3 <sup>rd</sup> bedroom, family room & unfinished bathroom on 3 <sup>rd</sup> level, unfinished open basement with furnace, h/w heater & garage access on 4 <sup>th</sup> level. Single attached garage, deck facing the ravine. A lovely location just a stone's throw from hospital & close to schools and shopping. An excellent investment project for a handy person.	
<b>Chattels/Fixtures included in sale:</b> "As is, where is"	
<b>Chattels/Fixtures excluded from sale:</b>	
<b>Listing Agency:</b> Greenway Realty <b>Phone:</b> 874-2232 <b>Cell:</b> 876-1267 <b>Fax:</b> 867-874-2249	
<b>Email:</b> <a href="mailto:suewest@greenwayrealty.ca">suewest@greenwayrealty.ca</a> <b>Website:</b> <a href="http://www.greenwayrealty.ca">www.greenwayrealty.ca</a>	
<b>Listing Salesperson:</b> Sue West	

