



## 233A NIVEN DRIVE

Niven, Yellowknife

**\$695,000**

<b>MLS®:</b>	4133
<b>Bedrooms:</b>	4
<b>Heating:</b>	In-floor and fan-coil
<b>Taxes:</b>	\$5,154
<b>View:</b>	Lake views
<b>Lot Size:</b>	4,236 sqft
<b>Rear Exposure:</b>	South-facing back yard
<b>Style:</b>	Semi-detached

<b>Type:</b>	Duplex
<b>Bathrooms:</b>	2.5
<b>Fuel Type:</b>	Pellet Boiler - \$2,866 (last 12 months)
<b>Balcony/Patio:</b>	3 decks
<b>Square Feet:</b>	2,404 sqft
<b>Parking:</b>	double gravel with attached garage
<b>Year Built:</b>	2006
<b>Construction:</b>	Stick built



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## ABOUT THIS PROPERTY

Want to know more about this stunning home? In [this YouTube video](#) I interview owner, Nick Bevington, about its impressive energy-efficient features.

Inspired architectural design, an idyllic lakeside location and innovative energy systems come together perfectly in this stunning 2,400 square foot semi-detached home on Niven Drive.

In a home with many remarkable design features, the most powerful is without a doubt the vaulted ceilings and exposed beams. The sheer height of the ceilings, 28 feet above the dining room and 14 feet above the third-floor bedrooms, creates all kinds of space for interesting features and accents. The contrast between natural pine tongue-and-groove and massive walnut-stained beams was an inspired choice for the ceiling finish, infusing the home with warmth and a sense of grandeur. Throughout, the interplay between natural materials is a recurring theme – whether it's the towering warm-gray cinder block wall, the maple kitchen cabinets, the solid pine doors, the cork flooring in the main living space or the striking tigerwood flooring on the third floor.

As you explore the [virtual tour](#), don't forget to look up and take in the vertical space. From the dining room you'll see an interior window, high up above one of the upstairs bedrooms. Behind that window is a very unique feature – a catwalk-like loft in one of the children's bedrooms. Two additional design features to notice as you look up are the great use of pot lighting and the steel bolts that connect the ceiling beams. And as you tour the home be sure to visit the reading nook – a cozy workspace with built-in shelving perched on a loft above the dining room.

As beautiful as the interior of this home is, it is matched by the exterior space, with expansive, sunny decks overlooking Niven Lake. The hours will melt away as you enjoy the sunshine, watch the seasons change, and witness the comings and goings of the dozens of species of birds that make the lake their home. Access to the Niven Lake walking trail system is right next door, and downtown is only a ten-minute walk away.

Winner of the 2006 Arctic Energy Alliance Energy Action Award for Renewable Technology, this home has long list of energy-efficient features, including a passive solar design, utilizing south-facing windows to transfer and store solar heat into large concrete masses in its floors and walls. The building has thermal solar collectors - two panels covering an area of 5.76m<sup>2</sup>, providing preheated water to the building's domestic hot water system - as well as a 1 kW grid tied photovoltaic solar array, providing a source of renewable electricity to the unit. A 130,000 Btu wood pellet boiler provides hydronic heat (in-floor in main living area) and domestic hot water, utilizing renewable fuel resources with minimal emissions. When needed, an electric boiler can provide supplementary heat.



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