



URBAN
REALTY GROUP

COPPER RIDGE

STUNNING 3 LEVEL SPLIT

WWW.26IRONHORSEDRIVE.COM



26 IRON HORSE DRIVE

OFFERED AT \$464,900

MLS #11123

Modern flair accents this stunning 3 level split in Copper Ridge. This 4 bedroom, 3 full bath home is tastefully finished featuring brilliant walnut hardwood floors throughout, dramatic cathedral ceilings, and upgraded lighting fixtures in most rooms. Large open concept kitchen/dining room features patio doors to a nicely landscaped backyard, complete with large patio and storage shed. Three bedrooms on the upper level with the huge master consisting of a luxury ensuite w/jet tub. Lower level is complimented with a cozy rec-room, third full bathroom, 4th bedroom, access to dbl att garage and plenty of crawl space storage accessed through the mechanical room. Complete with double wall oil tank, double paved driveway, and RV parking. Situated close to nearby schools, trails, grocery, neighbourhood pub, and playground. Call today if you're in the market for a well kept, turn-key home in a family friendly neighbourhood!

Proudly marketed by Chris Meger.



“ **Large open concept kitchen and dining room features patio doors to a nicely landscaped backyard.** ”



Chris Meger

REALTOR®

C. 867.335.4868

O. 867.322.URBN (8726)

F. 867.322.8727

E. chris@urbanrealtygroup.ca

www.ChrisMeger.ca

RP1600 CIS DATE 2017-08-23 COMPANY 05 RUN DATE 2017-08-23 PAGE 001

TO: SERVICE ACCOUNT SUMMARY REPORT RUN TIME 14:11:02

FROM: FREEMAN, SANDY

SERVICE ACCOUNT: 2865378 STATUS: Active PRICE SCHEDULE: 1160 1160 RES HYDRO NON GOV

STATEMENT ACCOUNT: 05 2865378101 ROUTE: 8736 READ CY: 12 CHARGE CY: 12 STMT CY: 12

CUSTOMER: ANDREY GAGNE

ASSOCIATED PRICE:

BUSINESS PHONE: (867) 668-6888 FAX:

SVC ACCT START DATE: 2015-06-12

RESP DISTRICT: WHITEHORSE - 0571 CRITICAL FACILITY:

PREMISES: 26 IRON HORSE DR CUSTOMER REFERENCE: 11020 - Single Family / Row Underground

WHITEHORSE YT VIA 674

SIC: SERVICE POINTS: 001

Avg. per month: \$198.00

017-03-14	1160	32	2069.00	0.00	\$295.27	2017-03-20	2069.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	N	ACT	\$0.00
017-03-14					\$295.27											\$0.00
017-02-10	1160	28	1962.00	0.00	\$279.08	2017-02-16	1962.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	N	ACT	\$0.00
017-02-10					\$279.08											\$0.00
017-01-13	1160	31	1892.00	0.00	\$268.47	2017-01-19	1892.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	N	ACT	\$0.00
017-01-13																

ATCO-CIS

RP1600 CIS DATE 2017-08-23

COMPANY 05

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CUSTOMER: AUDREY GAGNE

ASSOCIATED PRICE:

CHARGE/USAGE HISTORY

CHARGE DATE	SCHED DAYS	BILLED KWH	DEMAND	NET AMOUNT	STMT DATE	MEASURED KWH	DEMAND	DCD	BILL	RATCHET	LOAD	POWER	BILL	OUTSTANDING
PRICE									CONSTANT	DEMAND	FACTOR	FACTOR	CANC?	BALANCE
2017-01-13				\$268.47										\$0.00
2016-12-13	1160	28	1859.00	\$263.48	2016-12-16	1859.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	N	ACT \$0.00
2016-12-13				\$263.48										\$0.00
2016-11-15	1160	29	1501.00	\$209.30	2016-11-18	1501.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	N	ACT \$0.00
2016-11-15				\$209.30										\$0.00
2016-10-17	1160	33	1372.00	\$189.78	2016-10-19	1372.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	N	ACT \$0.00
2016-10-17				\$189.78										\$0.00
2016-09-14	1160	29	1145.00	\$155.43	2016-09-20	1145.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	N	ACT \$0.00
2016-09-14				\$155.43										\$0.00
2016-08-16	1160	33	1162.00	\$157.99	2016-08-18	1162.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	N	ACT \$0.00
2016-08-16				\$157.99										\$0.00
2016-07-14	1160	30	1065.00	\$139.75	2016-07-19	1065.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	N	ACT \$0.00
2016-07-14				\$139.75										\$0.00
2016-06-14	1160	33	1239.00	\$161.90	2016-06-17	1239.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	N	ACT \$0.00
2016-06-14				\$161.90										\$0.00
2016-05-12	1160	28	1410.00	\$192.54	2016-05-18	1410.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	N	ACT \$0.00
2016-05-12				\$192.54										\$0.00
2016-04-14	1160	30	1624.00	\$223.30	2016-04-19	1624.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	N	ACT \$0.00
2016-04-14				\$223.30										\$0.00
2016-03-15	1160	32	1961.00	\$266.90	2016-03-17	1961.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	N	ACT \$0.00
2016-03-15				\$266.90										\$0.00

ATCO-CIS

Heat Yukon Heating Fuels Inc.
Sales by Customer Detail
All Transactions

Gagne, Audrey						
Type	Date	Num	Memo	Qty	Amount	Total Qty Litres Per Year
Invoice	29/09/2015	2550	Arctic Stove Oil	61.80	54.38	
Invoice	20/11/2015	3055	Arctic Stove Heating Fuel	285.40	256.86	
Invoice	14/12/2015	3422	Arctic Stove Heating Fuel	203.60	177.13	550.80
Invoice	14/01/2016	4456	Arctic Stove Heating Fuel	299.00	239.20	
Invoice	16/02/2016	4948	Arctic Stove Heating Fuel	327.90	249.20	
Invoice	13/03/2016	5322	Arctic Stove Heating Fuel	98.90	75.16	
Invoice	14/09/2016	6033	Residential Auto Service Arctic Stove Heating Fuel	226.10	201.23	
Invoice	14/09/2016	6033	Residential Platinum Discount		-14.05	
Invoice	12/10/2016	6366	Residential Auto Service Arctic Stove Heating Fuel	125.80	119.51	
Invoice	12/10/2016	6366	Residential Platinum Discount		-8.34	
Invoice	09/11/2016	6811	Residential Auto Service Arctic Stove Heating Fuel	165.80	164.14	
Invoice	09/11/2016	6811	Residential Platinum Discount		-11.46	
Invoice	21/12/2016	8983	Residential Auto Service Arctic Stove Heating Fuel	405.50	409.56	
Invoice	21/12/2016	8983	Residential Platinum Discount		-28.59	1,649.00
Invoice	11/01/2017	9387	Residential Auto Service Arctic Stove Heating Fuel	311.30	320.64	
Invoice	11/01/2017	9387	Residential Platinum Discount		-22.38	
Invoice	08/02/2017	9936	Residential Auto Service Arctic Stove Heating Fuel	269.70	269.70	
Invoice	08/02/2017	9936	Residential Platinum Discount		-18.83	
Invoice	08/03/2017	10590	Residential Auto Service Arctic Stove Heating Fuel	130.40	130.40	
Invoice	08/03/2017	10590	Residential Platinum Discount		-9.10	
Invoice	12/04/2017	11203	Residential Auto Service Arctic Stove Heating Fuel	346.20	342.74	
Invoice	12/04/2017	11203	Residential Platinum Discount		-23.92	
Invoice	09/05/2017	11548	Residential Auto Service Arctic Stove Heating Fuel	31.70	31.36	
Invoice	09/05/2017	11548	Residential Platinum Discount		-2.19	1,089.30
Total Gagne, Audrey				3,289.10	2,902.38	
TOTAL				3,289.10	2,902.38	

Building File Report

Date:	August 23, 2017
Legal Description:	Plan: 2003-0187 Lot: 625 Town: Whitehorse Subdivision: Copper Ridge Yukon Territory
Civic Address:	26 Iron Horse Drive Whitehorse

Permits Issued & Status

Permit Type/Number & Description of Work	Date Permit Issued	Permit Denied	Permit Lapsed	Permit Cancelled	Occupancy Approval	Permit Closed
Electrical Permit - 19375	2004-07-19					2004-10-27
New house wire						
If not listed above, our records contain no information regarding any approved woodstove or chimney installations.						

NOTE: Cancelled/Lapsed Permits - due to inactivity or at request of owner

**It is the *OWNERS'* responsibility to call for any *INSPECTIONS*.
Please be advised that 3 business days' notice is required when requesting an *INSPECTION*.**

DISCLAIMER:

This report only contains information about permits that have been issued. Government of Yukon offers no warranties about the completeness of this report. It does not contain information about investigations, stop work orders, unpermitted installations or activities. The inspections undertaken by the Government of Yukon are made on the basis of visual observations of readily apparent circumstances and made only to satisfy the requirements of the relevant permit. The issuance of a final inspection is not a warranty or assessment about the suitability or fitness for a purpose of any permitted construction or installation. In consideration of the receipt of this report, you waive any claim against Government of Yukon resulting from your reliance on the information in this report. For properties in the City of Whitehorse, purchasers may wish to contact the City of Whitehorse.

✉ Building Safety (C-8), P.O. Box 2703, Whitehorse, YT Y1A 2C6
☎ 867-667.5741 1-800-661-0408 ext. 5741 F 867-393-6249
@ buildingsafety@gov.yk.ca