



URBAN
REALTY GROUP

CRESTVIEW

SPACIOUS TWO STOREY FAMILY HOME

WWW.3ASKINPLACE.COM



3 ASKIN PLACE

OFFERED AT \$569,000

MLS #10940

Excellent curb appeal highlights this much loved and very well maintained two storey family home with walkout basement. Featuring over 3100 square feet this 4 bedroom, 3 bath is bright, spacious and ideal for those who need a little extra space. Main level features a gorgeous living room with an abundance of natural light and cozy gas fireplace. Formal dining room adjacent to the large kitchen with plenty of cabinet and counter space make this both a practical and inviting space. 1/2 bath, laundry and garage access round out the main level. Upper level hosts 3 bedrooms with a giant master bedroom, ensuite with soaker/jet tub and private deck access. Walkout basement could be suited with ease. Currently configured with a large rec-room, bedroom, utility, 3pc bath roughed-in, utility room and separate lower level entry way. Newer furnace, on-demand hot water system, attached garage, detached workshop, landscaped lot, paved driveway and RV parking situated in a beautiful cul-de-sac location. Proudly marketed by Chris Meger.



“
Main level features a gorgeous living room with an abundance of natural light and cozy gas fireplace.
”



Chris Meger

REALTOR®

C: 867.335.4868

O: 867.322.URBN (8726)

F: 867.322.8727

E: chris@urbanrealtygroup.ca

www.ChrisMeger.ca

		3 ASKIN PLACE	
		Area Whitehorse Sub Area Crestview Postal Code Y1A 5M5 Type Single Family Style Two Storey, Walk Out Taxes \$3,395 (2017) MLS® 10940 Year Built 1989 Zoning RS Local Imp. Tax Suite Permit	Listing Status Active Possession Negotiable Condo Fees GST No GST Current Price \$569,000 Sale Price Sale Date

INTERIOR FEATURES

Bedrooms 4	# Fireplaces
Bathrooms 3	Fireplaces Type Wood
Levels	Heating Forced Air, Propane
Basement Basement	Water Gas Water Heater, Water Heater Incl
Bsmt Walls Preserved Wood	

Equip Incl	Alarm System, Dishwasher, Microwave, Stove, Refrigerator, Washer, Dryer
Features	Dishwasher BI, Garage Door Opener
Flooring	

ROOMS (Sqft Fin: 3,120)

	Bsmt	Main	2nd	Other
Sqft				
Entrance		11'0x7'0		
Living		17'7x15'1		
Dining		10'8x10'8		
Kitchen		20'8x11'9		
Master Bedroom			19'0x15'0	
Bathroom		2pc	4pc	
Ensuite			4pc	
Bedroom			11'0x11'0	
Bedroom			11'0x9'7	
Rec Room	17'7x15'3			
Bsmt Bedroom	22'10x10'9			
Utility	19'9x11'8			

LOT & EXTERIOR FEATURES

Lot Area (sqft) 12,300	Width (ft)
Lot Area (acres) 0.2824	Depth (ft)
Lot Dimensions	
Roof Asphalt Shingles	
Exterior Finish Siding, Vinyl	
Total Parking	
Open Pk Spcs	
Driveway RV Parking, Paved Drive	
Garage Det'd Garage, Single Att'd Gar.	
Lot Cul-De-Sac, Irregular	
Outdoor Area Patio(s), Deck, Fenced, Lawn Front, Lawn Back, Trees/Shrubs, School Bus	

LEGAL & MORTGAGE

Legal Desc.	Lot 12, Block 12, Plan 53422, Crestview Subdivision
Mortgage Info	
Mortgage 1	
Mortgage 2	

Excellent curb appeal highlights this much loved and very well maintained two storey family home with walkout basement. Featuring over 3100 square feet this 4 bedroom, 3 bath is bright, spacious and ideal for those who need a little extra space. Main level features a gorgeous living room with an abundance of natural light and cozy gas fireplace. Formal dining room adjacent to the large kitchen with plenty of cabinet and counter space make this both a practical and inviting space. 1/2 bath, laundry and garage access round out the main level. Upper level hosts 3 bedrooms with a giant master bedroom, ensuite with soaker/jet tub and private deck access. Walkout basement could be suited with ease. Currently configured with a large rec-room, bedroom, utility, 3pc bath roughed-in, utility room and separate lower level entry way. Newer furnace, on-demand hot water system, att garage, det workshop, landscaped lot, paved driveway and RV parking situated in a beautiful cul de sac location. Listed By:URBAN REALTY GROUP

This listing information is provided to you by:

Chris Meger - Broker

📞 867-335-4868

Agent Email info@chrismeger.ca Agent Website <http://www.chrismeger.ca>

URBAN REALTY GROUP

📞 867-322-8726

Office Email info@urbanrealtygroup.ca Office Website <http://www.urbanrealtygroup.ca>

301 Hoge St Whitehorse, YT Y1A 1V8 - Contact Name: Chris Meger

The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale. Jun 2, 2017.



RP1480	CIS DATE 2017-05-29	COMPANY 05	RUN DATE 2017-05-29	PAGE 001	
SERVICE ACCOUNT SUMMARY REPORT					
TO:	FROM: FREEMAN, SANDY				
SERVICE ACCOUNT:	STATUS: Active	ROUTE: 8722	PRICE SCHEDULE: 1160 1160	RES HYDRO NOK GOV	
STATEMENT ACCOUNT: 05 0012427101	READ CY: 06	CHARGE CY: 06	STMT CY: 16		
CUSTOMER:					
ASSOCIATED PRICE:					
BUSINESS PHONE: (667) 667-6401	FAX:				
SVC ACCT START DATE: 1999-06-26					
RESP DISTRICT: WHITEHORSE - 0571	CRITICAL FACILITY:				
PREMISES: 3 ASKIN PL	CUSTOMER REFERENCE:				
WHITEHORSE VT YIA SWS	SIC: 13010 - Single Family / Row Overhead				
	SERVICE POINTS: 001				
Avg per month: \$105.49					
CURRENT BALANCE	10.00	CURRENT	10.00	40 DAY	10.00
UNPAID DEPOSIT	10.00	30 DAY	10.00	90 DAY	10.00
CHARGE/USAGE HISTORY					
PRICE	BILLED				
CHARGE DATE	SCHED DAYS	BILLED kWh	DEMAND	NET AMOUNT	STMT DATE
2017-05-04	1160 30	644.00	0.00	\$92.07	2017-05-09
2017-05-04	1160 30	644.00	0.00	\$92.07	2017-05-09
2017-05-04	1160 29	812.00	0.00	\$110.78	2017-04-18
2017-05-04	1160 33	1863.00	0.00	\$143.02	2017-03-09
2017-05-04	1160 27	875.00	0.00	\$119.15	2017-02-09
2017-05-04	1160 38	1073.00	0.00	\$144.52	2017-01-11
2017-05-04	1160 52	1824.00	0.00	\$137.13	2016-12-09
2017-05-04	1160 30	624.00	0.00	\$90.35	2016-11-09
2017-05-04	1160 28	528.00	0.00	\$79.54	2016-10-12
ATCO-CIS					

021600	CIS DATE 2017-05-29		COMPANY 05		SERVICE ACCOUNT SUMMARY REPORT										RUN DATE 2017-05-29		PAGE 002
701	FROM: FREEMAN, SANDY															RUN TIME 14:16:44	
SERVICE ACCOUNT:		124271	STATUS:		Active	PRICE SCHEDULE: 1160 1160 RES HYDRO NON COV											
STATEMENT ACCOUNT:		05 0012427101	ROUTE:		8722	READ CY:	06	CHARGE CY:	06	STMT CY:	06						
CUSTOMER:																	
ASSOCIATED PRICE:																	
CHARGE/USAGE HISTORY																	
PRICE																	
CHARGE DATE	SCHED DAYS	BILLED DNR	BILLED DEMAND	NET AMOUNT	STMT DATE	MEASURED KWH	NET NET MEASURED DEMAND	PCD DEMAND	BILL CONSTANT	BATCHET DEMAND	LOAD FACTOR	POWER FACTOR	CANCEL TYPE	BILL OUTSTANDING BALANCE			
2016-10-15				\$79.34										\$0.00			
2016-09-07	1160	34	677.00	0.00	2016-09-12	677.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	10.00			
2016-09-07				\$96.44										\$0.00			
2016-08-04	1160	28	475.00	0.00	2016-08-10	475.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	10.00			
2016-08-04				\$73.26										\$0.00			
2016-07-07	1160	31	613.00	0.00	2016-07-12	613.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	10.00			
2016-07-07				\$85.87										\$0.00			
2016-06-06	1160	32	764.00	0.00	2016-06-09	744.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	10.00			
2016-06-06				\$99.26										\$0.00			
2016-05-05	1160	28	687.00	0.00	2016-05-10	637.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	10.00			
2016-05-05				\$97.06										\$0.00			
2016-04-07	1160	31	894.00	0.00	2016-04-11	894.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	10.00			
2016-04-07				\$117.04										\$0.00			
2016-03-07	1160	32	846.00	0.00	2016-03-09	846.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	10.00			
2016-03-07				\$110.23										\$0.00			
2016-02-04	1160	28	797.00	0.00	2016-02-09	797.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	10.00			
2016-02-04				\$185.53										\$0.00			
2016-01-07	1160	34	948.00	0.00	2016-01-12	948.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	10.00			
2016-01-07				\$122.21										\$0.00			
2015-12-04	1160	30	790.00	0.00	2015-12-09	790.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	10.00			
2015-12-04				\$184.87										\$0.00			

ATCO-CIS

ATCO-CIS

Superior Propane

6750 Century Av #400, Mississauga, ON L5N 2V8

User Name: meierc

Cust# 2494144

3 ASKIN PL

WHITEHORSE, YT Y1A-5M5
Options: Posting Codes = 1,

Data Type: Event Date

Transactions from 05/29/2016 thru 05/29/2017

Current Balance: 0.00

29-May-2017 3:39 pm

Event Date	Posting Code	Description	Reference#	TLS	Units	Ppu	Amount	*Balance
03/21/2017	1	BULK PROPANE EN VRAC	346163	Tank 1	256.30	.642000	172.77	603.92
03/07/2017	1	BULK PROPANE EN VRAC	961532	Tank 1	605.40	.642000	408.10	431.15
02/14/2017	1	BULK PROPANE EN VRAC	853994	Tank 1		.992000		23.05
02/08/2017	1	BULK PROPANE EN VRAC	50930	Tank 1	557.10	.642000	375.54	23.05
01/11/2017	1	BULK PROPANE EN VRAC	437792	Tank 1	599.80	.642000	404.32	-352.49
12/16/2016	1	BULK PROPANE EN VRAC	852206	Tank 1	155.00	.642000	104.49	-756.81
12/12/2016	1	BULK PROPANE EN VRAC	435707	Tank 1	607.00	.642000	409.17	-861.30
11/16/2016	1	BULK PROPANE EN VRAC	835630	Tank 1	362.00	.642000	244.02	-1,270.47
10/21/2016	1	BULK PROPANE EN VRAC	252154	Tank 1	180.30	.642000	121.54	-1,514.49
10/06/2016	1	BULK PROPANE EN VRAC	735655	Tank 1	388.10	.642000	261.62	-1,636.03
06/14/2016	1	BULK PROPANE EN VRAC	339272	Tank 1	382.50	.642000	257.85	-1,859.23
06/14/2016	1	BULK PROPANE EN VRAC	338865	Tank 2	307.40	.642000	207.22	-2,117.08
06/13/2016	1	BULK PROPANE EN VRAC	59406	Tank 2	-57.00	.642000	-38.42	-1,897.65
06/13/2016	1	BULK PROPANE EN VRAC	59404	Tank 1	-300.00	.642000	-202.23	-2,324.30

Totals:

Units:	4043.90	Debits:	2,966.64
		Credits:	-240.65
		Net:	2,725.99

avg. per month: 336.90L

* The balance column reflects a running balance based on the transactions selected and order in which they are posted. Whenever the selection criteria include a date range, and the transactions involved have not been posted in event date order, the running balance shown here may differ from other transaction history screens and documents.

Page 1 of 1



CITY OF WHITEHORSE
2121 Second Avenue Whitehorse, Yukon Y1A 4T3
Planning and Building Department 668-8340
Date of Report: May 29, 2017

BUILDING FILE INFORMATION

Page # 1 of 1

Lot - **12** Block- **53422** Subdivision - **CRESTVIEW SUBDIVISION** LTO # - **53422** Zoning - **RS**
Municipal Address(s): **3 ASKIN PLACE**

ZONING BYLAW STATUS

Siting Approval (YES/NO) YES
Survey Certification On File (YES/NO) YES
Surveyor T&I
Survey Date Jun 21, 1989

REMARKS:

No Action will be taken due to the above stated non-conformity at this time

(Signed by)

PERMITS ISSUED

Permit #	Old Permit	Issue Date	Type	Description	Occupancy	Final
2886	3341PP	May 17, 1989	PLUM-NEWP	New Plumbing Permit		Dec 04, 1989
2887	3365BP	May 24, 1989	BUIL-NEW1	New Building Permit	Oct 31, 1989	Dec 04, 1989
	DESCRIPTION = NEW PL. - 14 FIXTURES. MAKE = EMPRESS MODEL = 740 H.E. ATTACH_GAR = 380 SQ. FT. DESCRIPTION = NEW S. F. RESIDENCE W/ATTACHED GARAGE & FIREPLACE & CHIMNEY. REMARK = FIREPLACE APPROVAL - SEPT. 25, 1989.					
27028	BRA130	May 14, 1998	BUIL-ADTN	Building Addition Permit		Aug 13, 1998
	DESCRIPTION = NEW REAR DECK. SIZE = 12' X 22'					
40129		May 25, 2007	ACCS-SHOP	New Workshop		Oct 01, 2007
	MAKE = LASER MODEL = 73 DESCRIPTION = NEW DETACHED WORKSHOP W/OIL SPACE HEATER. SIZE = 18' X 30'					

Signed by:

Title: CSR

Requested by: cm/URBAN

File #: EMAIL

Date: May 26, 2017



Community Services
Building Safety

Box 2703 (C-8)

Whitehorse, YT Y1A 2C6

BUILDING FILE REPORT

Lot	12	Block	12	Plan	53422
-----	----	-------	----	------	-------

Civic Address	3 Askin Place, Whitehorse
---------------	---------------------------

Permits Issued & Status					
Permit Type	Denied	Occupancy	Final	Lapsed	Cancelled
Electrical Permit # 11887	Yes				
Description:	Wire house				
If not listed above, our records contain no information regarding any approved woodstove and/or chimney installations.					

NOTE: Lapsed permits – due to inactivity

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 File Report

Date:	May 29, 2017
Legal Description:	Plan: 53422 Block: 12 Lot: 12 Town: Whitehorse Subdivision: Crestview Yukon Territory
Civic Address:	3 Askin Place Whitehorse

Permits Issued & Status

Permit Type/Number & Description of Work	Date Permit Issued	Permit Denied	Permit Lapsed	Permit Cancelled	Occupancy Approval	Permit Closed
Gas Permit - 3897	2002-10-25					2002-11-20
Fireplace, 1 x 80						
Gas Permit - 6380	2009-08-06					2009-08-13
Tank swap 1 x 80						
Gas Permit - 7021	2011-06-01					2011-06-07
Waterheater & furnace						
Gas Permit - 8113	2014-02-19					2014-02-19
Furnaces						
Gas Permit - 2016-0166-G	2016-06-13					2016-06-13
Swap out 3 x 420 tanks						
If not listed above, our records contain no information regarding any approved woodstove or chimney installations.						

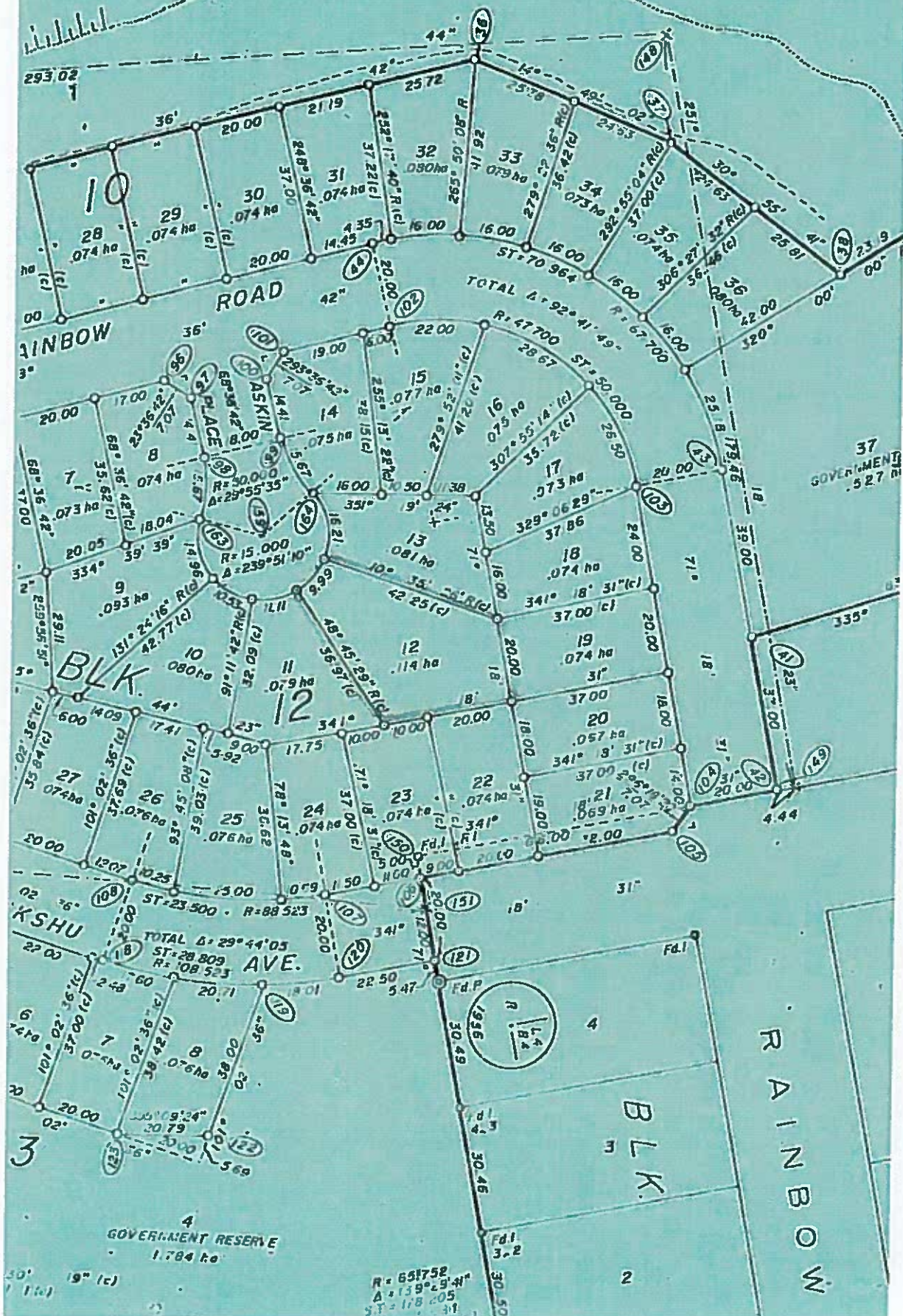
NOTE: Cancelled/Lapsed Permits - due to inactivity or at request of owner

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:

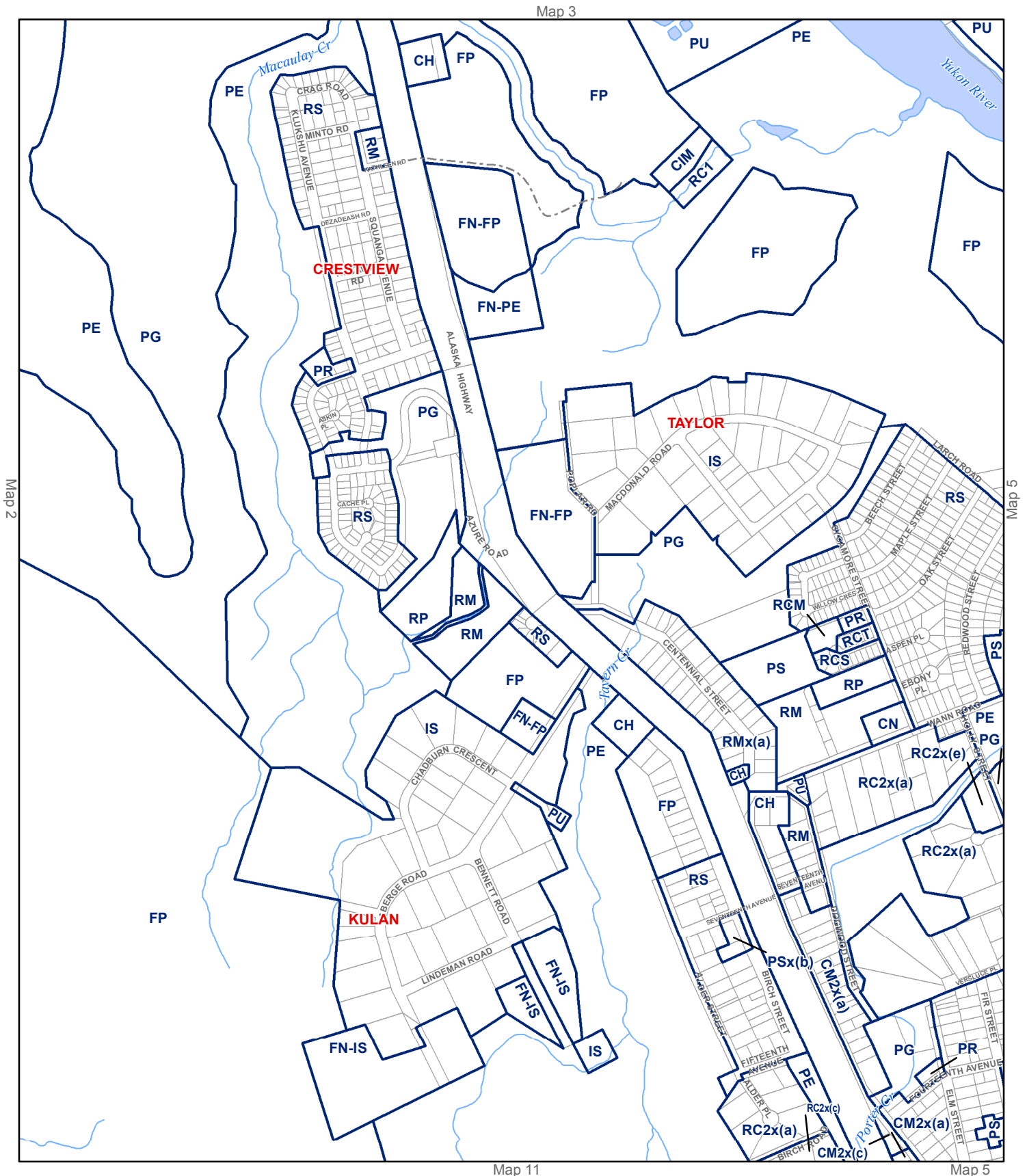
This report only contains information about permits that have been issued. Government of Yukon offers no warranties about the completeness of this report. It does not contain information about investigations, stop work orders, unpermitted installations or activities. The inspections undertaken by the 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.

M



MAP 4

CRESTVIEW
KULAN & TAYLOR



Where a letter appears in brackets following a zoning designation, e.g. RSx(a), the letter corresponds to the 'special restrictions' subsection for that zone.



0 590
Meters
Projection: NAD 1983 UTM Zone 8

Consolidation date:
April 15, 2016

Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

9.15 RS Residential Single Detached

9.15.1 Purpose

To provide a zone for single detached housing on urban lots with a broad range of residential related uses.

9.15.2 Principal Uses

- a) community gardens and greenhouses
- b) housing: single detached, duplex, residential care homes, triplex
- c) parks

9.15.3 Secondary Uses

- a) accessory building/structure
- b) bed and breakfast lodging (two rooms)
- c) family day homes
- d) garden suites
- e) home based businesses, minor
- f) living suites

9.15.4 Conditional Uses

- a) child care centres
- b) family day homes (in an accessory building)
- c) home based businesses, major
- d) housing: supportive
- e) mobile homes

9.15.5 Development Regulations

- a) the minimum lot width is 14.0 m.
- b) the minimum lot width for a side-by-side duplex on separate, adjacent lots is 10.0 m.
- c) the minimum lot area for single detached housing is 462 m².
- d) the minimum lot area for a side-by-side duplex on separate, adjacent lots is 372 m².
- e) the minimum aggregate lot area for duplex housing is 744 m².
- f) the minimum lot area for triplex housing is 1208 m².
- g) the maximum site coverage is 40%.
- h) the maximum height is 10.0 m.
- i) the minimum front yard setback is 6.0 m.

Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

- j) the minimum side yard setback is 3.0 m on one side and 1.5 m on the other side except that:
 - (1) where there is access to the rear of the lot by a lane, the side yard setback requirement may be reduced to 1.5 m on both sides; and
 - (2) in the case of a side-by-side duplex on separate, adjacent lots, one side yard setback may be reduced to zero and the other shall be 3.0 m; and
 - (3) for a duplex on a single lot the side yard setback shall be 3 m on both sides
- k) the corner lot setback is 6.0 m from each street and 1.5 m from all other sides.
- l) the minimum rear yard setback is 3.0 m.
- m) lots with a minimum aggregate lot area of 1208 m² are permitted to have both a living suite and a garden suite, subject to the regulations of this bylaw. (*Bylaw 2016-07 – March 29, 2016*)

9.15.6 Other Regulations

- a) Mobile homes must have continuous skirting that is complementary to the siding of the home. In addition the building grade must allow a continuous roofline on any addition that is attached to the mobile home.
- b) The placement of mobile homes is restricted to homes no older than ten years old.
- c) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of section 5 (accessory development, site design, yards, etc.); the specific use regulations of section 6 (bed and breakfast lodging, home based businesses, etc.); the parking regulations of section 7; and the sign regulations of section 8.

9.15.7 Special Restrictions

- a) Lot 809 Copper Ridge, located at 25 Winze Place in the Copper Ridge Subdivision, is designated RSx with the special modification being that duplex homes are not allowed.
- b) Lot 25, Quad 105D/11, located at 157 Falaise Place in Takhini West, is designated RSx with the special modification being that the minimum front yard setback is 4.9 m.
- c) Lot 108, Takhini East Subdivision, located at 1 Vimy Place, is designated RSx with the special modification being that the minimum front yard setback is 3.0 m.
- d) Lot 21, Block 211, Plan 26173, located at 21 McQuesten Road, is designated RSx with the special modification being that a triplex is permitted as a principal use.