



URBAN
REALTY GROUP

VALLEYVIEW

GORGEOUS FAMILY HOME IN PRIME LOCATION

WWW.368VALLEYVIEWCRESCENT.COM



368 VALLEYVIEW CRESCENT

OFFERED AT \$799,000

MLS #10943

A very rare and exciting home ownership opportunity awaits in the highly desirable neighbourhood of Valleyview. Extensively renovated in '12, this home was re-designed to optimize flow. Finished to a high standard, the gourmet kitchen is central to an open dining room, perfect for time spent with family. Living room is warmly accented with a Vermont castings wood fireplace and an abundance of natural light. Main level is complete with an office, family, half bath, giant rear entry, adjacent gear room and custom closet perfect for a busy growing family. Master bedroom with 5pc ensuite situated on the upper level with laundry and two more bedrooms and full bath. Basement features a spacious rec-room, cold room, half bath and utility/workshop area, but best of all a 1 BR approved living suite with separate entry. 20x40 detached garage is super insulated. For a full description of this amazing family home located near the CGC & community garden please call today.

Proudly marketed by Chris Meger.



“
The gourmet kitchen is central to an open dining room, perfect for time spent with family.
”



Chris Meger

REALTOR®

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www.ChrisMeger.ca

		368 VALLEYVIEW CRES	
		Area Whitehorse Sub Area Valleyview Postal Code Y1A 3C9 Type Single Family Style Two Storey Taxes \$3,341 (2017) MLS® 10943 Year Built Zoning RS Local Imp. Tax Suite Permit	Listing Status Active Possession Negotiable Condo Fees GST No GST Current Price \$799,000 Sale Price Sale Date

INTERIOR FEATURES

Bedrooms 4	# Fireplaces	
Bathrooms 5	Fireplaces Type Wood	
Levels	Heating Forced Air, Other, Oil, Wood	
Basement Basement, Slab	Water Gas Water Heater, Elec Water Heater, Water Heater Incl	
Bsmt Walls Concrete		

Equip Incl Dishwasher, Stove, Refrigerator, Washer, Dryer
Features Dishwasher BI, Garburator, Hood Fan, Garage Door Opener
Flooring

ROOMS (Sqft Fin: 3,195)

	Bsmt	Main	2nd	Other
Sqft				
Entrance		11'4x6'4		
Living	12'2x10'4	20'3x11'8		
Dining		12'2x11'6		
Kitchen	13'1x9'2	15'1x15'1		
Master Bedroom			14'4x13'9	
Bathroom	2pc	2pc	4pc	
Bathroom	4pc			
Bedroom			13'4x11'9	
Bedroom			12'7x9'1	
Bsmt Bedroom	10'3x9'10			
Fam Rm		18'9x10'11		
Den		10'4x9'1		
Laundry	5'0x4'0		15'2x7'2	
Ensuite			5pc	

LOT & EXTERIOR FEATURES

Lot Area (sqft) 7,490	Width (ft)
Lot Area (acres) 0.1719	Depth (ft)
Lot Dimensions	
Roof Asphalt Shingles	
Exterior Finish Siding, Other	
Total Parking	
Open Pk Spcs	
Driveway Gravel Drive, RV Parking, Paved Drive	
Garage Det'd Garage	
Lot Flat, Gently Rolling, Fences some, Irregular	
Outdoor Area Deck, Lawn Front, Trees/Shrubs, Partially Fenced	

LEGAL & MORTGAGE

Legal Desc. Lot 62, Plan 94-74, Valleyview
Mortgage Info Treat As Clear Title
Mortgage 1
Mortgage 2

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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

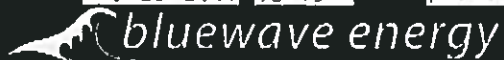
Office Email info@urbanrealtygroup.ca Office Website <http://www.urbanrealtygroup.ca>

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 1, 2017.



www.BluewaveEnergy.ca**Year-To-Date Consumption Report****Account # 501198**

368 VALLEYVIEW CRES

WHITEHORSE

Y1A3C9

Delivery Address: 368 Valleyview Crescent

Date	Product	Ship-to	Volume	Cost
2016-10-12	STOVE OIL	0	257.9	\$241.01
2016-11-15	STOVE OIL	0	90.3	\$91.97
2016-12-15	STOVE OIL	0	338.2	\$330.26
2017-01-11	STOVE OIL	0	265.3	\$272.99
2017-02-08	STOVE OIL	0	301	\$309.73
2017-03-09	STOVE OIL	0	368.4	\$379.08
2017-04-05	STOVE OIL	0	158.1	\$162.69
Total			1779.2	\$1,787.73

avg. per month = 148.3L

**Shell Distributor**

Building File Report

Date:	May 25, 2017
Legal Description:	Plan: 94-75 Lot: 62 Town: Whitehorse Subdivision: Valleyview Yukon Territory
Civic Address:	368 Valleyview Crescent 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 - 28859	2011-03-21					2011-10-14
Rewire house						
Gas Permit - 7007	2011-05-03					2011-07-20
Range, waterheater						
Electrical Permit - 29042	2011-05-12					2011-10-14
Wire suite						
Electrical Permit - 11979	1996-11-08					1998-06-29
Retrofit - Add subpannell hook up range						
Electrical Permit - 33257	2013-10-04					
Wire garage						
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.



CITY OF WHITEHORSE

2121 Second Avenue Whitehorse, Yukon Y1A 4T3
Planning and Building Department 668-8340

Date of Report: May 26, 2017

BUILDING FILE INFORMATION

Page # 1 of 2

Lot - 62 Block- 94-75 Subdivision - VALLEYVIEW SUBDIVISION LTO # - 94-75 Zoning - RS
Municipal Address(s): 368 VALLEYVIEW CRESCENT

ZONING BYLAW STATUS

Siting Approval (YES/NO) NO
Survey Certification On File (YES/NO) YES
Surveyor MILES & ASSOC.
Survey Date Oct 22, 1996

REMARKS:

DECK LESS THAN RQRD .9M SIDE YARD SETBACK.

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
44012		Mar 05, 2010	BUIL-TANK	Oil Tank Replace - General		Aug 17, 2011
DESCRIPTION = REPL. INTERIOR OIL TANK W/NEW A/G EXT. OIL TANK. TANK_SIZE = A/G EXT. LOCAT_TANK = 250G.						
44497		Jun 21, 2010	BUIL-RENO	Renovation Permit		Dec 03, 2012
DESCRIPTION = INTERIOR/EXTERIOR RETRO & ADTN TO RESIDENCE (SINGLE STORY ON BASEMENT) INSULATION SIDING, WINDOWS, DOORS, DUCTWORK, REPL. FURNACE W/NEW WOOD/OIL FURNACE & CHIMNEY. REMARK = YTG ELECTRICAL APPROVAL - OCT. 14, 2012.						
44498		Jun 22, 2010	PLUM-A&AL	Additional and/or Alteration		Dec 18, 2012
DESCRIPTION = GUT & REPL. PLUMBING FIXTURES.						
20113171		May 12, 2011	BUIL-SUIT	Living Suite	Oct 17, 2011	Dec 03, 2012
REMARK = YTG ELECTRICAL APPROVAL OCT. 14 2011. DESCRIPTION = NEW SUITE IN ADDITION. SUITES = 1						
20121805		Oct 29, 2012	HEAT-WOOD	Wood Burning Appliance		Dec 03, 2012
CHIM_FLUE_S = 6' CHIM_TYPE = Z-FLEX S.S. LINER. DESCRIPTION = REPL. WOOD FIREPLACE WNEW W.S. & CHIMNEY. LOCAT_APPL = MAIN FLOOR MAKE = VERMONT CASTING MONTPELIER. MODEL = MONTPBS						
20131298		Aug 26, 2013	ACCS-GRGE	New Garage - Detached	OPEN	OPEN
DESCRIPTION = NEW DETACHED GARAGE.						



CITY OF WHITEHORSE

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BUILDING FILE INFORMATION

Page # 2 of 2

PERMITS ISSUED

Permit #	Old Permit	Issue Date	Type	Description	Occupancy	Final
SIZE = 800 SQ. FT. = 20' X 40'						
REMARK = LAST INSPECTION DEC 19, 2013 - FRAMING, INSULATION & V. BARRIER APPROVAL.						

Signed by:

Title: CSR

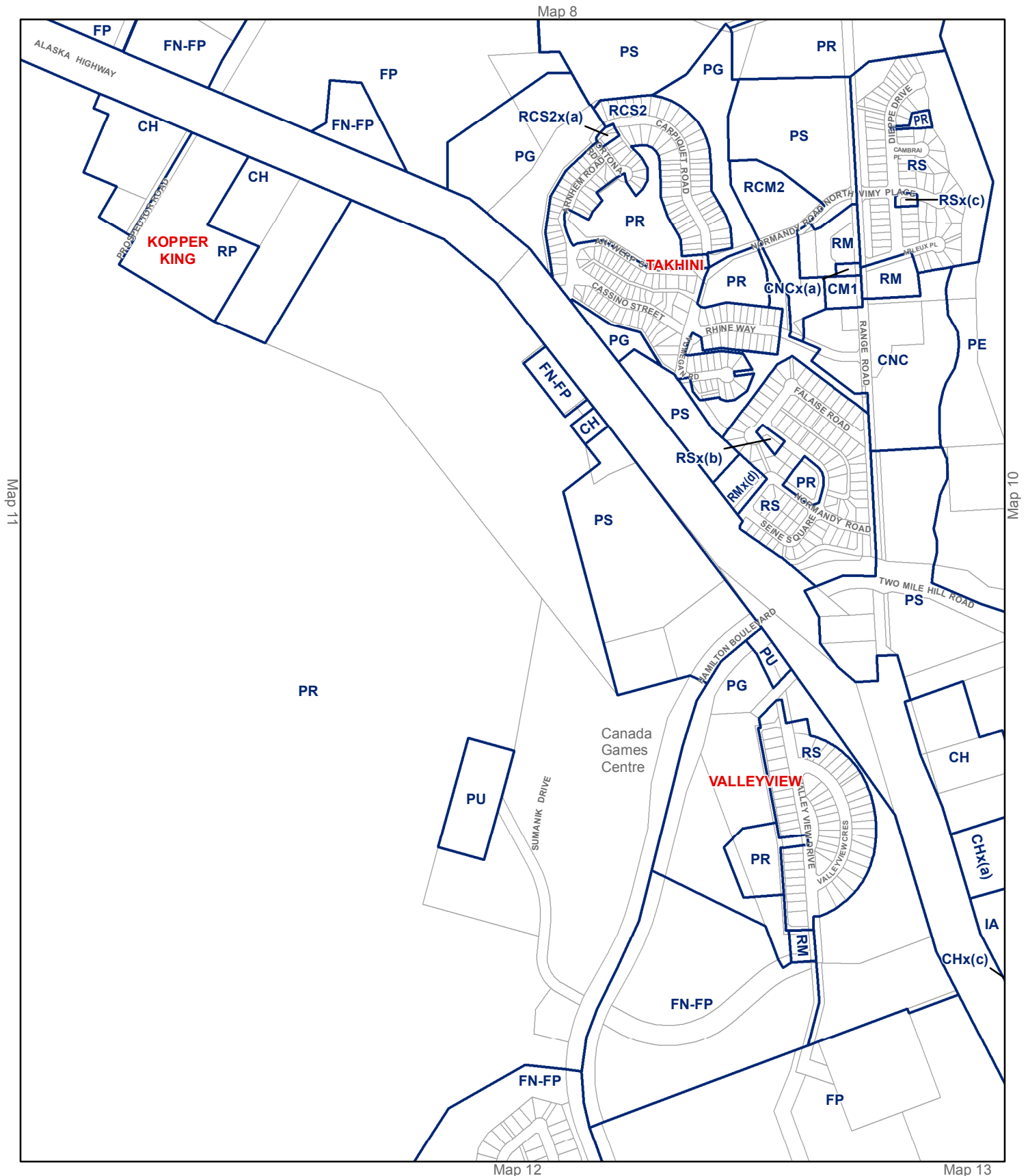
Requested by: cm/URBAN

File #: EMAIL

Date: May 25, 2017

MAP 9

KOPPER KING
TAKHINI, VALLEYVIEW



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.



0 400
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.