



URBAN
REALTY GROUP

CARCROSS

REMARKABLE WATERFRONT HOME

WWW.47CRAGLAKE.ROAD.COM



47 CRAG LAKE ROAD

OFFERED AT \$419,000

MLS #11068

Remarkable waterfront home featuring spectacular views, solitude and fabulous natural light. Upon entering this artist inspired 3 bedroom 1 luxury bath home, you'll be wowed with the gorgeous finishing throughout. Engineered hickory hardwood floors compliment the bright living room with whitewashed pine ceilings overlooking Crag Lake. The gourmet kitchen boasts custom concrete countertops, elegant tile backsplash, induction hood fan, breakfast bar, high-end appliances and is adjacent to a wonderful dining room space which features a backup wood cook stove adding both character and charm. Arctic entry, two bedrooms and a custom tile bathroom with heated tile floors round out the upper level. Lower level features a giant master bedroom, laundry and flex space with walkout. This impressive home is loaded with custom finishing touches throughout including lighting and plumbing fixtures. 110ft of waterfront to call your own complete with dock and direct, private access.

Proudly marketed by Chris Meger.



110ft of waterfront with private dock and direct access.



Chris Meger

REALTOR®

C: 867.335.4868

O: 867.322.URBN (8726)

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E: chris@urbanrealtygroup.ca

www.ChrisMeger.ca

		47 CRAG LAKE	
		Area	Whitehorse South
		Sub Area	WS Carcross
		Postal Code	Y0B 1B0
		Type	Single Family
		Style	Split (3 level)
		Taxes	\$1,078 (2017)
		MLS®	11068
		Year Built	
		Zoning	
		Local Imp. Tax	
		Suite Permit	
		Listing Status	Active
		Possession	Negotiable
		Condo Fees	
		GST	No GST
		Current Price	\$419,000
		Sale Price	
		Sale Date	

INTERIOR FEATURES

Bedrooms	3	# Fireplaces	
Bathrooms	1	Fireplaces Type	Wood
Levels		Heating	Electric, Forced Air
Basement	Crawl, Basement	Water	Elec Water Heater, Water Heater Incl
Bsmt Walls			

Equip Incl	Dishwasher, Stove, Refrigerator, Washer, Storage Shed, Dryer
Features	Dishwasher BI, Hood Fan
Flooring	

ROOMS (Sqft Fin: 1,800)

	Bsmt	Main	2nd	Other
Sqft				
Entrance			8'5x5'10	
Living		22'4x18'11		
Dining			13'1x10'7	
Kitchen			18'5x12'10	
Master Bedroom	15'7x14'5			
Bathroom		4pc		
Bedroom		14'7x12'0		
Bedroom		11'2x8'0		
Other	18'8x10'5			

LOT & EXTERIOR FEATURES

Lot Area (sqft)	28,750	Width (ft)	
Lot Area (acres)	0.66	Depth (ft)	
Lot Dimensions	F-130 S-223 S-217 R-110		
Roof	Asphalt Shingles		
Exterior Finish	Siding, Wood, Metal		
Total Parking			
Open Pk Spcs			
Driveway	Gravel Drive, RV Parking		
Garage	No Garage		
Lot	Bush some, Waterfront, Irregular		
Outdoor Area	Deck, Trees/Shrubs		

LEGAL & MORTGAGE

Legal Desc.	Lot 7, Plan 54156, Crag Lake Yukon Territory
Mortgage Info	
Mortgage 1	
Mortgage 2	

Remarkable waterfront home featuring spectacular views, solitude, and fabulous natural light. Upon entering this artist inspired 3 bedroom 1 luxury bath home, you'll be wowed with the gorgeous finishing throughout. Engineered hickory hardwood floors compliment the bright living room with whitewashed pine ceilings overlooking Crag Lake. The gourmet kitchen boasts custom concrete countertops, elegant tile backsplash, induction hood fan, breakfast bar, high-end appliances and is adjacent to a wonderful dining room space which features a backup wood cook stove adding both character and charm. Arctic entry, two bedrooms, and a custom tile bathroom with heated tile floors round out the upper level. Lower level features a giant master bedroom, laundry and flex space with walkout. This impressive home is loaded with custom finishing touches throughout including lighting and plumbing fixtures. 110ft of waterfront to call your own complete with dock and direct, private access. 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. Aug 4, 2017.



021490	CIS DATE 2017-08-03	COMPANY 05	RUN DATE 2017-08-03	PAGE 001														
SERVICE ACCOUNT SUMMARY REPORT			RUN TIME 12:22:47															
TO:																		
SERVICE ACCOUNT:	10194	STATUS:	Active															
STATEMENT ACCOUNT:	05 0101019401	ROUTE:	2823															
		READ CT:	19															
		CHANGE CT:	19															
		STRT CT:	19															
FROM: FREEMAN, SANDY																		
PRICE SCHEDULE: 1160 1160 RES HYDRO NON COV																		
ASSOCIATED PRICE:																		
BUSINESS PHONE:	(867) 334-7078	FAX:																
SWC ACCT START DATE:	2000-06-26																	
KOSP DISTRICT:																		
L7																		
MI 25 CRAG LK TACUSH MAY																		
TACUSH YT																		
CRITICAL FACILITY:																		
CUSTOMER REFERENCE:																		
SIC:																		
SERVICE POINTS:																		
11010 - Single Family / Row Overhead																		
Avg. per month: \$198.00																		
CURRENT BALANCE 1161.05																		
UNPAID DEPOSIT 00.00																		
CURRENT 30 DAY 00.00																		
60 DAY 10.00																		
90 DAY 10.00																		
CHANGE/USAGE HISTORY																		
CHANGE DATE	SCHED DAYS	BILLED DMR	DEMAND	NET AMOUNT	STRT DATE	MEASURED RAN	DEMAND	DEMAND	DCD	BILL	RATCHET	LOAD	POWER	FACTOR	CANCT	TYPE	BILL	OUTSTANDING
2017-07-25	1160	29	1221.00	0.00	0161.05	2017-07-28	1221.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	0.00x		N	ACT	0161.05
2017-07-25					0161.05													0161.05
2017-06-26	1160	32	1196.00	0.00	0163.15	2017-06-28	1196.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	0.00x		N	ACT	0163.15
2017-06-26					0163.15													0163.15
2017-05-25	1160	30	1329.00	1.00	0103.27	2017-05-29	1329.00	0.01	0.0000	1.00000	0.01	0.00x	0.00x	0.00x		N	ACT	0103.27
2017-05-25					0103.27													0103.27
2017-04-25	1160	32	1385.00	0.00	0191.74	2017-04-27	1385.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	0.00x		N	ACT	0191.74
2017-04-25					0191.74													0191.74
2017-03-24	1160	30	1949.00	0.00	0277.12	2017-03-29	1949.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	0.00x		N	ACT	0277.12
2017-03-24					0277.12													0277.12
2017-02-22	1160	29	1614.00	0.00	0226.40	2017-02-27	1614.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	0.00x		N	ACT	0226.40
2017-02-22					0226.40													0226.40
2017-01-24	1160	33	2297.00	0.00	0329.79	2017-01-30	2297.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	0.00x		N	ACT	0329.79
2017-01-24					0329.79													0329.79
2016-12-22	1160	28	1668.00	0.00	0234.59	2016-12-29	1668.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	0.00x		N	ACT	0234.59
2016-12-22					0234.59													0234.59

ATCO-CIS

001600 CIS DATE 2017-08-03

COMPANY 05

RUN DATE 2017-08-03 PAGE 002

SERVICE ACCOUNT SUMMARY REPORT

RUN TIME 12:12:147

TO:

FROM: FREEMAN, SANDY

SERVICE ACCOUNT:

10196

STATUS: Active

PRICE SCHEDULE: 1160 1160 RES HYDRO NON COV

STATEMENT ACCOUNT: 05 0001019601

ROUTE: 1823

READ CT: 19

CHARGE CT: 19

STRT CT: 19

CUSTOMER:

ASSOCIATED PRICE:

CHARGE/USAGE HISTORY

CHARGE DATE	SCHED	DAYS	BILLED	KWH	DEMAND	NET AMOUNT	STRT DATE	MEASURED	KWH	DEMAND	DCD	BILL	RATCHET	LOAD	POWER	FACTOR	CANCEL	TYPE	BILL	OUTSTANDING
2016-12-22						4254.59														
2016-11-24				29		1022.00			0.00	0.0000	1.00000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2016-11-24						0.00			0.00	0.0000	1.00000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2016-10-26				29		1242.00			0.00	0.0000	1.00000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2016-09-27				33		1252.00			0.00	0.0000	1.00000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2016-08-25				30		963.00			0.00	0.0000	1.00000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2016-07-26				32		985.00			0.00	0.0000	1.00000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2016-06-24				29		794.00			0.00	0.0000	1.00000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2016-05-26				30		841.00			0.00	0.0000	1.00000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2016-04-26				33		1121.00			0.00	0.0000	1.00000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2016-03-24				29		1100.00			0.00	0.0000	1.00000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2016-02-24				29		1178.00			0.00	0.0000	1.00000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

ATCO-CIS



Community Services
Building Safety

Box 2703 (C-8)

Whitehorse, YT Y1A 2C6

BUILDING FILE REPORT

Lot	7	Block		Plan	54156
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Civic Address	47 Crag Lake Road, KHS
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Permits Issued & Status					
Permit Type	Denied	Occupancy	Final	Lapsed	Cancelled
Building Permit # 91C065	Yes				
Description:	Inspect woodstove, cookstove and chimney				
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:	July 17, 2017
Legal Description:	Plan: 54156 Lot: 7 Subdivision: Crag Lake Yukon Territory
Civic Address:	7 Crag Lake

Permits Issued & Status

Permit Type/Number & Description of Work	Date Permit Issued	Permit Denied	Permit Lapsed	Permit Cancelled	Occupancy Approval	Permit Closed
Electrical Permit - 22514	2007-07-11					2009-07-31
Temp and addition						
Building Permit - 07C193	2007-07-30		2017-06-09			
Construct SFD addition						
Building Permit - 07C181	2007-07-30			2013-08-01		
Install woodstove						
Electrical Permit - 24635	2009-09-08					
Wire addition						
Electrical Permit - 2016-0801-E	2016-07-25					
Upgrade service from 100a to 200 for electric heat						
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

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95.09

The map shows three main plots of land, each with a plan number and area:

- Plot 8:** Plan 62068, 47995 L.T.O., 0.266 ha. It is bounded by a 12' line to the north, a 12' line to the east, a 12' line to the south, and a 12' line to the west. The area is marked with 'CLSR LTO'.
- Plot 7:** Plan 60440, 45643, 0.266 ha. It is bounded by a 12' line to the north, a 12' line to the east, a 12' line to the south, and a 12' line to the west. The area is marked with 'CLSR LTO'.
- Plot 6:** Plan 60440, 45643, 0.230 ha. It is bounded by a 12' line to the north, a 12' line to the east, a 12' line to the south, and a 12' line to the west. The area is marked with 'CLSR LTO'.

The map also shows several circular markers with 'R' and 'LB' or 'IL' followed by a year (1976 or 1978). There are also rectangular markers with 'CLSR' and 'LTO'. The map is oriented with North at the top. The boundary between Plot 8 and Plot 7 is marked with 'CLSR LTO'. The boundary between Plot 7 and Plot 6 is marked with 'CLSR LTO'. The map also shows a 'Fd. bent Restored, RM' and a 'Fd. obliterated Removed'.

O. H. W. M.
according to Plans 60440 and 62068 C.L.S.R.

CRAG LAKE



PM