



URBAN
REALTY GROUP

PORTER CREEK

EXECUTIVE HOME FEATURING A 2 BED SUITE

WWW.514GROVESTREET.COM



514 GROVE STREET

OFFERED AT \$540,000

MLS #10599

Premiere home ownership on a greenbelt lot awaits. This suited custom executive home features 5 bedrooms, 3 baths and over 4500 sq ft of finished living space. The unique floor plan has a giant master bedroom on the upper level complete with luxury ensuite, walk-in closet and home office. The main level consists of 2 sizeable bedrooms, open airy kitchen with hidden walk-in pantry, dining and living room with private deck access. The family room adjacent to the formal dining room features a double sided propane fireplace perfect for entertaining guests. There is a mud/boot room with laundry and side yard offering ideal storage. The basement features a 2 bedroom suite complete with kitchenette. Double attached garage, concrete driveway, RV parking, exceptionally landscaped front and rear yard, fully fenced on greenbelt. Tremendous value in a prime location. Call today for your personal tour.

Proudly Marketed by Chris Meger



“

Exceptional 5 bed, 3 bath custom home with a landscaped and fully fenced backyard on greenbelt.

”



Chris Meger

REALTOR®

C: 867.335.4868

O: 867.322.URBN (8726)

F: 867.322.8727

E: chris@urbanrealtygroup.ca

www.ChrisMeger.ca

	514 GROVE STREET	
	Area Whitehorse Sub Area Porter Creek Postal Code Y1A 5J8 Type Single Family Style Split (4 level) Taxes \$6,067 (2016) MLS® 10891 Year Built 1989 Zoning RS Local Imp. Tax Suite Permit	Listing Status Active Possession Condo Fees GST No GST Current Price \$485,000 Sale Price Sale Date

INTERIOR FEATURES

Bedrooms 5	# Fireplaces
Bathrooms 3	Fireplaces Type
Levels	Heating Other, Oil
Basement Basement, Slab	Water Elec Water Heater, Water Heater Incl
Bsmt Walls	

Equip Incl	Dishwasher, Stove
Features	Dishwasher BI, Garburator, Oven Built In
Flooring	

ROOMS (Sqft Fin: 4,532)

	Bsmt	Main	2nd	Other	
Sqft					Lot Area (sqft) 11,194
Entrance					Lot Area (acres) 0.257
Living					Lot Dimensions
Dining					Roof Shake
Kitchen					Exterior Finish Siding, Wood
Master Bedroom					Total Parking
Bathroom					Open Pk Spcs
					Driveway RV Parking, Dble Con. Drv
					Garage Dble Att'd Gar.
					Lot Hilly, Fences complete, Irregular
					Outdoor Area Deck, Fenced, Lawn Front, Lawn Back, Trees/Shrubs

LEGAL & MORTGAGE

Legal Desc.	Lot 1451, Plan 57388, Porter Creek Subdivision
Mortgage Info	
Mortgage 1	
Mortgage 2	

Premiere home ownership on a greenbelt lot awaits. This suited custom executive home features 5 bedrooms, 3 baths and over 4500 sq ft of finished living space. The unique floor plan has a giant master bedroom on the upper level complete with luxury ensuite, walk-in closet and home office. The main level consists of 2 sizeable bedrooms, open airy kitchen with hidden walk-in pantry, dining and living room with private deck access. The family room adjacent to the formal dining room features a double sided propane fireplace perfect for entertaining guests. There is a mud/boot room with laundry and side yard offering ideal storage. The basement features a 2 bedroom suite complete with kitchenette. Double attached garage, concrete driveway, RV parking, exceptionally landscaped front and rear yard, fully fenced on greenbelt. Tremendous value in a prime location. Call today for your personal tour. 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. May 19,2017.



Distribution ATCO-CIS

1160 AC SP 1 CY 9 M

Service Account Number

Service Conditions 1 Statement Account A/R 3

Statement Conditions 2

Premises 514 GROVE ST WHITEHORSE YT Y1A6J8

Service Residential Electricity

Annual Usage 19019

Statement Account 2638273101

Current Svc Acct Balance \$ 0.00

Charge Period Summary:

Avg. per month: \$ 213.95

Type of Charge Distribution Recurring Charge

Charge To Date	Info Only?	Days	Base Sched	Reading Type	Read	Status	Net Amount	Calc Method	Multiplier	Charged Usage	Charged Demand	Statement Date
Feb 7, 2017	No	28	1160	9,114	ACT	ORIG	\$ 234.42	ACT	1.000000	1,667.00	0.00	Feb 13, 2017
Jan 10, 2017	No	33	1160	7,447	ACT	ORIG	\$ 297.09	ACT	1.000000	2,081.00	0.00	Jan 16, 2017
Dec 8, 2016	No	29	1160	5,366	ACT	ORIG	\$ 230.51	ACT	1.000000	1,641.00	0.00	Dec 14, 2016
Nov 9, 2016	No	28	1160	3,725	ACT	ORIG	\$ 209.00	ACT	1.000000	1,499.00	0.00	Nov 15, 2016
Oct 12, 2016	No	29	1160	2,226	ACT	ORIG	\$ 203.09	ACT	1.000000	1,460.00	0.00	Oct 14, 2016
Sep 13, 2016	No	35	1160	766	ACT	ORIG	\$ 240.79	ACT	1.000000	1,709.00	0.00	Sep 15, 2016
Aug 9, 2016	No	28	1160	99,057	ACT	ORIG	\$ 178.88	ACT	1.000000	1,300.00	0.00	Aug 15, 2016
Jul 12, 2016	No	32	1160	97,757	ACT	ORIG	\$ 234.51	ACT	1.000000	1,711.00	0.00	Jul 15, 2016
Jun 10, 2016	No	31	1160	96,046	ACT	ORIG	\$ 198.26	ACT	1.000000	1,489.00	0.00	Jun 14, 2016
May 10, 2016	No	28	1160	94,557	ACT	ORIG	\$ 162.52	ACT	1.000000	1,205.00	0.00	May 13, 2016
Apr 12, 2016	No	33	1160	93,352	ACT	ORIG	\$ 167.49	ACT	1.000000	1,255.00	0.00	Apr 14, 2016
Mar 10, 2016	No	30	1160	92,097	ACT	ORIG	\$ 210.78	ACT	1.000000	1,575.00	0.00	Mar 14, 2016
Feb 9, 2016	No	28	1160	90,522	ACT	ORIG	\$ 249.37	ACT	1.000000	1,834.00	0.00	Feb 12, 2016
Jan 12, 2016	No	34	1160	88,688	ACT	ORIG	\$ 410.63	ACT	1.000000	2,895.00	0.00	Jan 15, 2016

More...

Charges by Price Schedule:

Charge To Date	Price Sched	Adj?	Net Amount
Jan 12, 2016	1160	No	\$ 410.63

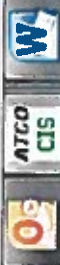
Task 5

Details 4

YGGF

Charge Period History

Msg HI016 17-03-17-09 50.41



From: Eric Ogris [<mailto:eogris@north60petro.com>]

Sent: March 17, 2017 2:33 PM

Subject: North 60 Heating Fuel info

2015

Date	Tck#/Inv#	Description	Dollars	Quantity
1/12/15	WHH0374915	GROVE STREET #514	438.87	405.80
1/26/15	WHH0376444	GROVE STREET #514	231.60	222.80
2/09/15	WHH0377172	GROVE STREET #514	555.49	545.40
2/24/15	WHH0378785	GROVE STREET #514	300.66	295.20
3/10/15	WHH0379611	GROVE STREET #514	244.86	233.20
3/31/15	WHH0381069	GROVE STREET #514	290.27	285.00
4/22/15	WHH0382864	GROVE STREET #514	200.75	197.10
9/03/15	WHH0385204	GROVE STREET #514	382.63	396.10
9/29/15	WHH0387496	GROVE STREET #514	163.25	169.00
10/15/15	WHH0389077	GROVE STREET #514	149.34	154.60
11/03/15	WHH0390285	GROVE STREET #514	234.83	243.10
11/19/15	WHH0391675	GROVE STREET #514	294.72	305.10
12/01/15	WHH0392929	GROVE STREET #514	232.81	241.00
12/16/15	WHH0394728	GROVE STREET #514	286.44	310.00
12/30/15	WHH0395879	GROVE STREET #514	391.13	423.30
		Total	\$4,397.65	4,426.70 Litres

2016

Date	Tck#/Inv#	Description	Dollars	Quantity
1/11/16	WHH0396707	GROVE STREET #514	264.63	286.40
1/26/16	WHH0398237	GROVE STREET #514	289.11	353.00
2/10/16	WHH0399441	GROVE STREET #514	269.94	329.60
2/23/16	WHH0401130	GROVE STREET #514	220.19	279.60
3/10/16	WHH0402333	GROVE STREET #514	244.82	302.80
3/22/16	WHH0404023	GROVE STREET #514	185.40	223.50
9/27/16	WHH0409520	GROVE STREET #514	651.42	713.10
10/21/16	WHH0412937	GROVE STREET #514	334.96	335.80
11/08/16	WHH0414190	GROVE STREET #514	313.61	314.40
12/16/16	WHH0418561	GROVE STREET #514	955.12	999.60
		Total	\$3,729.20	4,137.80 Litres

eogris@north60petro.com | direct 867-633-8806 | Fax 867-633-8819
146 Industrial Rd Whitehorse, YT. Y1A 2V1



"Fine Fuels, Super Service, Quality Lubricants"



CITY OF WHITEHORSE

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

Date of Report: Oct 21, 2016

BUILDING FILE INFORMATION

Page # 1 of 2

Lot - **1451** Block- **57388** Subdivision - **PORTER CREEK SUBDIVISION** LTO # - **57388** Zoning - **RS**
Municipal Address(s): **514 GROVE STREET**

ZONING BYLAW STATUS

Siting Approval (YES/NO) YES
Survey Certification On File (YES/NO) YES
Surveyor THOMSON & ILES
Survey Date Nov 21, 1988

REMARKS:

SURVEY FOR CONCRETE FOUNDATION ONLY.

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
7824	2766BP	Aug 03, 1988	BUIL-NEW1	New Building Permit	Jul 28, 1989	May 02, 1990
DESCRIPTION = NEW S. F. RESIDENCE W/ATTACHED GARAGE, FRONT PORCH & DECK. REMARK = YTG ELECTRICAL APPROVAL - SEPT. 1989.						
7825	2921PP	Sep 29, 1988	PLUM-CONN	Sewer or Water Connection		Mar 30, 1989
DESCRIPTION = S. & W. CONNECTION.						
7826	3219PP	Mar 30, 1989	PLUM-NEWP	New Plumbing Permit		May 02, 1990
DESCRIPTION = NEW PL. - 13 FIXTURES.						
29907	HRO226	Dec 18, 1998	HEAT-OILF	Oil Fired - furn,boil,spaceheat		Dec 21, 1998
DESCRIPTION = REPL. PROPANE BOILER W/NEW OIL FIRED BOILER & INTERIOR TANK. MAKE = BURNHAM MODEL = PU76 TANK_SIZE = 250G. BTU = 220,000 LOCAT_APPL = BASEMENT LOCAT_TANK = BASEMENT REMARK = YTG ELECTRICAL APPROVAL - DEC. 21, 1998.						
40433		Jul 23, 2007	BUIL-ADTN	Building Addition Permit		Jul 13, 2009
DESCRIPTION = EXISTING MULTI-LEVEL REAR PATIO. SIZE = 192 SQ. FT. TOTAL						
20100776		Dec 03, 2010	BUIL-RENO	Renovation Permit		Mar 25, 2011
DESCRIPTION = BASEMENT RENO - CREATE 2 BEDROOMS W/EGRESS WINDOWS & SMOKE ALARMS FOR SPECIALIZED CARE. REMARK = YTG ELECTRICAL APPROVAL - MARCH 3, 2011.						

**CITY OF WHITEHORSE**

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

Date of Report: Oct 21, 2016

BUILDING FILE INFORMATION

Page # 2 of 2

PERMITS ISSUED

Permit #	Old Permit	Issue Date	Type	Description	Occupancy	Final
20100781		Dec 03, 2010	PLUM-A&AL	Additional and/or Alteration		Mar 25, 2011
	DESCRIPTION = RE-LOCATE WET BAR.					
20111962		Apr 07, 2011	BUIL-SUIT	Living Suite		Jul 04, 2011
	DEV PERMIT = 2011-1956					
	DESCRIPTION = NEW LIVING SUITE - 2 BEDROOM.					
	SUITES = 1					
20120650		Mar 28, 2012	SPEC-B&B	Bed & Breakfast		Mar 29, 2012
	DESCRIPTION = SPECIAL INSPECTION: BED & BREAKFAST - 2 BEDROOMS.					

Signed by:

Title: CSR

Requested by: tn/UNBAN

File #: EMAIL

Date: Oct 20, 2016

Building File Report

Date:	October 20, 2016
Legal Description:	Plan: 57388 Lot: 1451 Town: Whitehorse Subdivision: Porter Creek Yukon Territory
Civic Address:	514 Grove Street 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 - 1719	1993-07-18					2015-01-08
1 x 500						
Electrical Permit - 14410	1998-12-21					1998-12-21
Boiler						
Electrical Permit - 2015-0806-E	2015-07-27					
Replace broken 200A underground meter base						
If not listed above, our records contain no information regarding any approved woodstove or chimney installations.						

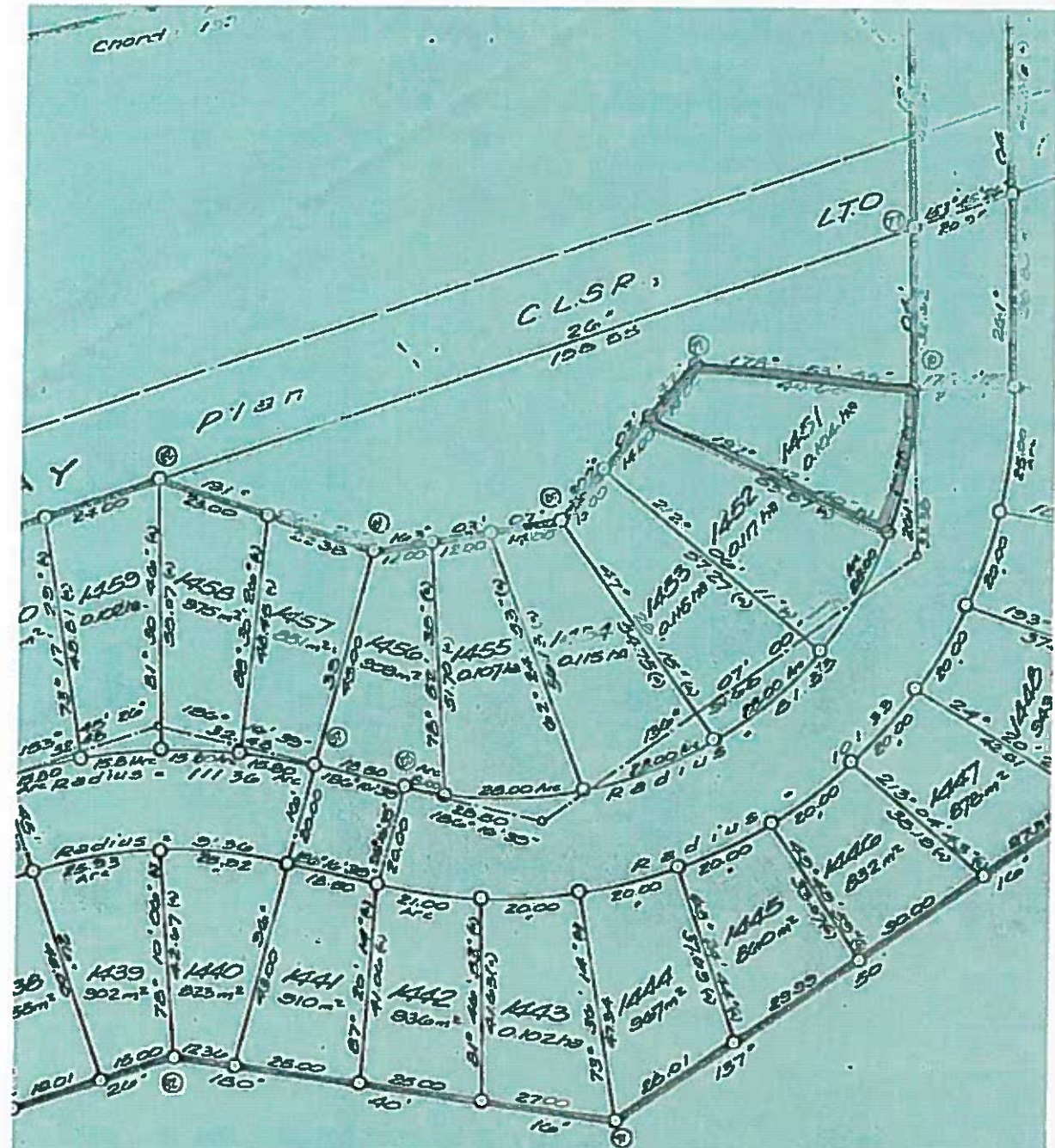
NOTE: Cancelled/Lapsed Permits - due to inactivity or at request of owner

**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.

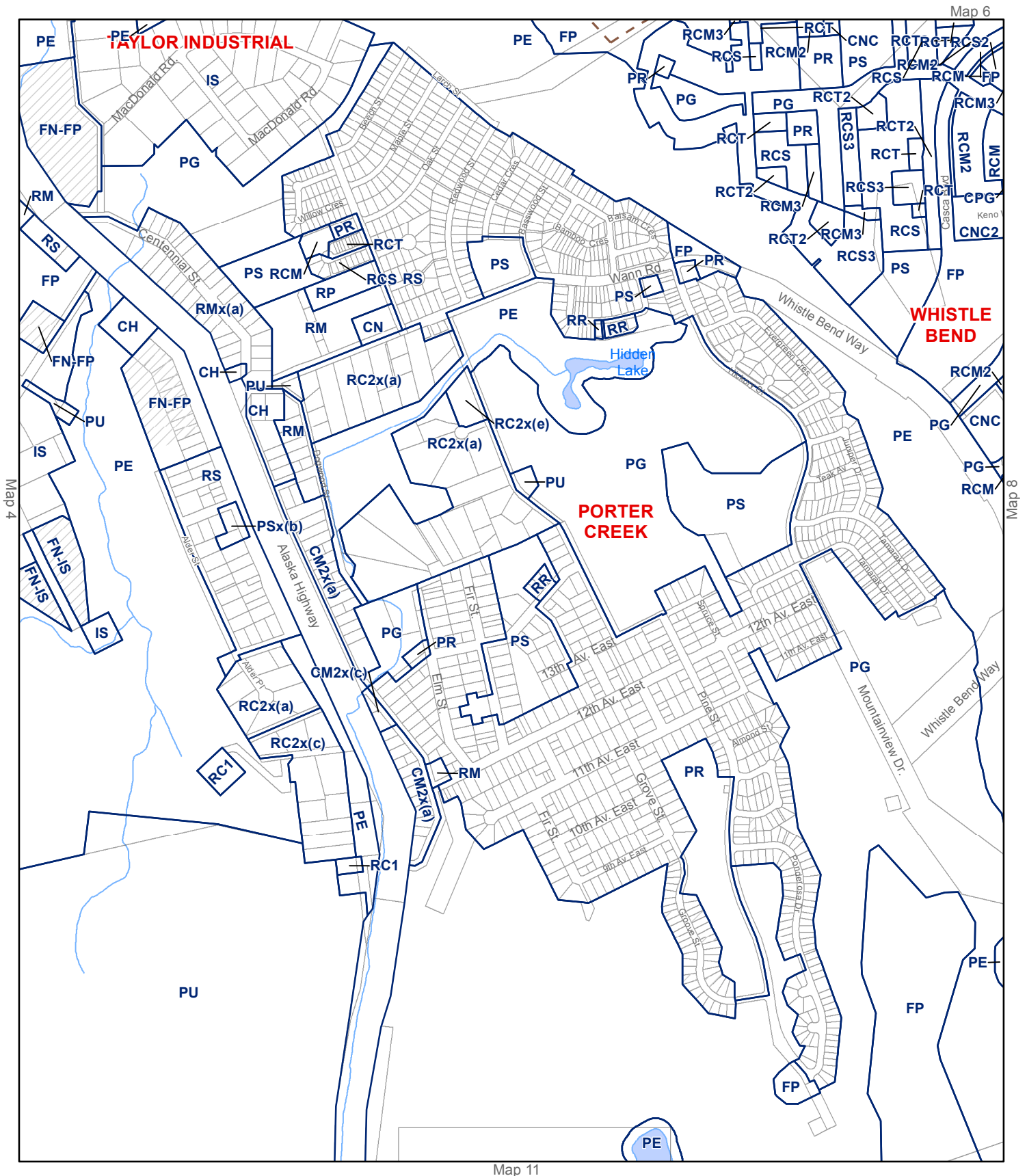
✉ Building Safety (C-8), P.O. Box 2703, Whitehorse, YT Y1A 2C6
☎ 867-667.5741 1-800-661-0408 ext. 5741 F 867-393-6249
@ buildingsafety@gov.yk.ca



M

MAP 5

PORTER CREEK



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 m

Consolidation date:
July 28, 2015

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.

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 (10) years.
- 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 condition 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 provision 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 provision 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 provision that a triplex is permitted as a principal use.

SCHEDULE "A"

THE FOLLOWING TERMS AND CONDITIONS SHALL APPLY TO AND SHALL FORM PART OF ANY AGREEMENT OF PURCHASE AND SALE TO WHICH THIS SCHEDULE IS ATTACHED.

1. Where there is any conflict or discrepancy between the terms and conditions in this schedule, and the terms and conditions in the Agreement of Purchase and Sale attached, the terms and conditions in this schedule shall supersede and apply in place of such other conflicting terms and conditions.
2. Other than being required to provide a registerable Order for transfer of Land the Vendor shall not be required to produce, and the Purchaser shall not call for the production of, any other documents of any kind.
3. Any G.S.T. payable shall be payable in addition to the stated purchase price in the offer. The Purchaser shall not receive, from or on behalf of the Vendor, a Certificate of Exempt Supply of Real Property or any similar assurances with respect to the Goods and Services Tax relating to the property. Any Goods and Services Tax shall be paid by the Purchaser. Should the Vendor fail to collect G.S.T. from the Purchaser, it shall not be construed by the Purchaser as a certification by the Vendor that no G.S.T. is payable by the Purchaser and the Purchaser shall remain liable for any G.S.T. that may be payable with respect to this transaction.
4. The Purchaser acknowledges that no representations or warranties whatsoever have been made or are made or given by the Vendor or anyone on its behalf to the Purchaser. In particular but without limiting the generality of the foregoing, no representations or warranties are given or made as to:
 - i) the condition of the property being conveyed to the Purchaser, or of any buildings or improvements that may be located thereon,
 - ii) the absence of environmental concerns relating to the property,
 - iii) the absence of health concerns or safety hazards relating to the property
 - iv) the zoning of the property,
 - v) the suitability of the property for any purpose,
 - vi) the absence of Urea Formaldehyde Foam Insulation in the property,
 - vii) the location or compliance of any buildings situate on the property or otherwise,
 - viii) whether the property or any improvements thereon comply with any existing land use or zoning bylaws or regulations or municipal development agreements or plans,
 - ix) whether any improvements on the property encroach onto neighbouring lands or over an easement or right of way,
 - x) whether any improvements on any neighbouring lands encroach over the property,
 - xi) the size or dimensions of the property or any improvements thereon,
 - xii) whether the property is contaminated with any hazardous substances,
 - xiii) if the property is a condominium, the adequacy of any reserve fund, the possibility of any special assessments that may be levied, the existence of any legal actions effecting the condominium corporation or anything relating to the common property.
5. The Purchaser acknowledges that the Purchaser has inspected the property and the property shall be conveyed to the Purchaser on a totally "as is/where is" basis. The Purchaser shall assume liability over remediation of any damages to the property, whether noted on the inspection or not, and shall not seek recourse against the Vendor for any costs thereof. The Purchaser shall not call for compliance with or satisfaction of any work orders, deficiency notices, health notices or

orders to comply regardless of the date of issuance, and shall assume title to the property without requirement for discharge of any such orders or notices, if registered. The Purchaser shall also assume without adjustment, and be solely responsible for, all local improvement charges, homeowner association fees, telephone private line charges, tax levies, gas liens, rural electrification liens, condominium special assessments or levies, whether presently existing or hereafter levied, if any, and any costs relating to clean up of the property if there are any hazardous substances thereon.

6. The Purchaser acknowledges that no chattels are being sold, transferred or conveyed hereunder. The Vendor does not transfer any interest in or title to any chattels and does not warrant title to the same. Further the Purchaser acknowledges that the Vendor is not responsible for the removal from the property of any chattels thereon.
7. The Purchaser acknowledges that there may be environmental, health or structural concerns existing with respect to this property and that there may be existing outstanding Orders issued with respect to the property. The Purchaser has conducted its own investigations and inspections and accepts all responsibility for the property and any work and clean up that may be required. The Purchaser also agrees to fully indemnify the Vendor from any and all claims that may hereafter be made against the Vendor relating to the property, including costs on a solicitor and client basis incurred by the Vendor relating to such claim(s).
8. If this is a sale by the Court, the offeror agrees that a copy of this offer may be included in evidence before the Court and that such evidence may be made known to all interested parties notwithstanding any statutory provision respecting privacy of information or rules adopted in the local jurisdiction.

DATED at Whitehorse, Yukon Territory, this _____ day of March, 2017

WITNESS

PURCHASER

WITNESS

PURCHASER

WITNESS

VENDOR