



URBAN
REALTY GROUP

COPPER RIDGE

3 BEDROOM SINGLE FAMILY WITH DOUBLE GARAGE

WWW.51GARNETCRESCENT.COM



51 GARNET CRESCENT

OFFERED AT \$444,900

MLS #11149

Fabulous curb appeal accents this beautifully appointed 3 bedroom, 2.5 bathroom two storey home in Copper Ridge. Situated on a stunning landscaped lot that is fully fenced and features exposed aggregate driveway and walkways. Flooded with natural light, the interior is as impressive as the exterior. 2 bedrooms and family room area with a full bath located on the upper level with a massive master bedroom with walk-in closet and ensuite on the main level. Dramatic ceilings height, functional living space including plenty of cabinets and storage in the kitchen. The crawl space is massive - easy to access and perfect for all of your storage needs. Complete with double attached garage and recently re-shingled roof. This house is stunning and ready for you to call home! Call today for your personal tour and complete information package.

Proudly Marketed by Chris Meger



Flooded with natural light, the interior, with dramatic ceilings, is as impressive as the exterior!



Chris Meger

REALTOR®

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www.ChrisMeger.ca



51 GARNET CRESCENT

Area	Whitehorse	Listing Status	Active
Sub Area	Copper Ridge	Possession	Quick
Postal Code	Y1A 6A8	Condo Fees	
Type	Single Family	GST	No GST
Style	One And A Half	Current Price	\$444,900
Taxes	\$2,799 (2017)	Sale Price	
MLS®	11149	Sale Date	
Year Built	1997		
Zoning	RS		
Local Imp. Tax			
Suite Permit			

INTERIOR FEATURES

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

Equip Incl **Dishwasher, Microwave, Stove, Refrigerator, Washer, Storage Shed, Dryer**
 Features **Dishwasher BI**
 Flooring

ROOMS (Sqft Fin: 1,650)

	Bsmt	Main	2nd	Other
Sqft				
Entrance				
Living		13'0x11'0		
Dining		11'7x9'0		
Kitchen		16'0x10'0		
Mast Bedroom		14'8x12'0		
Bathroom		2pc	4pc	
Ensuite		3pc		
Fam Rm			11'0x8'0	
Bedroom			10'6x9'7	
Bedroom			12'0x10'6	

LOT & EXTERIOR FEATURES

Lot Area (sqft)	6,792	Width (ft)	51
Lot Area (acres)	0.1559	Depth (ft)	112
Lot Dimensions	F-51, S-112, S-119, R-65		
Roof	Asphalt Shingles		
Exterior Finish	Siding, Vinyl		
Total Parking			
Open Pk Spcs			
Driveway	Dble Con. Drv		
Garage	Dble Att'd Gar.		
Lot	Flat, Fences complete, Irregular		
Outdoor Area	Deck, Fenced, Lawn Front, Lawn Back, Trees/Shrubs, Garden Area, School Bus		

LEGAL & MORTGAGE

Legal Desc. **Lot 252, Plan 95-78, Copper Ridge, Whitehorse YT**
 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. Sep 13,2017.



RP1480	CIR DATE 2017-09-05	COMPANY 05	SERVICE ACCOUNT SUMMARY REPORT	RUN DATE 2017-09-15	PAGE 001														
TO:			FROM: FREEMAN, SANDY																
SERVICE ACCOUNT: 137A302	STATUS: Active	PRICE SCHEDULE: 1340 1160	RES HYDRO NON COV	RUN TIME 17:32:18															
STATEMENT ACCOUNT: 05 J378298101	ROUTE: 8731	READ CY: 12	CHARGE CY: 12	START CY: 12															
CUSTOMER:																			
ASSOCIATED PRICE:																			
BUSINESS PHONE:																			
SVC ACCT START DATE: 2014-07-04																			
FAX:																			
CRITICAL FACILITY:																			
CUSTOMER REFERENCE:																			
SIC:																			
SERVICE POINTS: 011																			
11020 - Single Family / Row Underground																			
Ag. per month: \$187.94																			
CURRENT BALANCE 9189.41																			
UNPAID DEPOSIT 91.00																			
CHARGE/USAGE HISTORY																			
DATE	PRICE	BILLED	DEMAND	NET AMOUNT	STMT DATE	MEASURED	DEMAND	DCD	BILL	CONSTANT	DEMAND	RATCHET	LOAD	POWER	FACTOR	CANC?	TYPE	BILL	OUTSTANDING
2017-08-15	1160	29	810.00	8109.41	2017-08-18	810.00	0.00	0.0000	1.00000	0.00	0.00X	N	ACT	0.00X	N	ACT	0.00	0.00	
2017-07-17	1160	32	1176.00	9156.41	2017-07-19	1176.00	0.00	0.0000	1.00000	0.00	0.00X	N	ACT	0.00X	N	ACT	0.00	0.00	
2017-06-15	1160	34	1373.00	9139.92	2017-06-19	1373.00	0.00	0.0000	1.00000	0.00	0.00X	N	ACT	0.00X	N	ACT	0.00	0.00	
2017-05-12	1160	30	1222.00	9147.03	2017-05-17	1222.00	0.00	0.0000	1.00000	0.00	0.00X	N	ACT	0.00X	N	ACT	0.00	0.00	
2017-04-12	1160	28	1364.00	9179.49	2017-04-19	1364.00	0.00	0.0000	1.00000	0.00	0.00X	N	ACT	0.00X	N	ACT	0.00	0.00	
2017-03-15	1160	30	1829.00	9258.95	2017-03-20	1829.00	0.00	0.0000	1.00000	0.00	0.00X	N	ACT	0.00X	N	ACT	0.00	0.00	
2017-02-13	1160	25	1453.00	9282.03	2017-02-16	1453.00	0.00	0.0000	1.00000	0.00	0.00X	N	ACT	0.00X	N	ACT	0.00	0.00	
2017-01-19	1160	37	2109.00	9311.52	2017-01-19	2109.00	0.00	0.0000	1.00000	0.00	0.00X	N	ACT	0.00X	N	ACT	0.00	0.00	

ATCO-CIS

NO1400	CIS DATE 2017-09-05	COMPANY 05	SERVICE ACCOUNT SUMMARY REPORT	RUN DATE 2017-09-05	PAGE 002
NO1				RUN TIME 17:32:18	
FROM: FREEMAN, SANDY					
SERVICE ACCOUNT: 1378302	STATUS: Active	PRICE SCHEDULE: 1160 1160	RES HYDRO NON GOV		
STATEMENT ACCOUNT: 05 1378298101	ROUTE: 8731	READ CY: 12	CHARGE CY: 12	START CY: 12	
CUSTOMER:					
ASSOCIATED PRICE:					
CHARGE/USAGE HISTORY					
PRICE					
CHARGE DATE	SCHED DAYS	BILLED KWH	DEMAND	NET AMOUNT	STMT DATE
2017-01-19				4301.32	
2016-12-13	1160 28	1729.00	0.00	1243.02	2016-12-16
2016-12-13				1243.02	
2016-11-15	1160 29	1453.00	0.00	1202.31	2016-11-18
2016-11-15				1202.31	
2016-10-17	1160 31	1241.00	0.00	1149.95	2016-10-19
2016-10-17				1149.95	
2016-09-16	1160 31	480.00	0.00	673.04	2016-09-20
2016-09-16				673.04	
2016-08-16	1160 32	1205.00	0.00	1164.50	2016-08-18
2016-08-16				1164.50	
2016-07-15	1160 30	1106.00	0.00	1057.90	2016-07-19
2016-07-15				1057.90	
2016-06-15	1160 33	1270.00	0.00	1146.41	2016-06-17
2016-06-15				1146.41	
2016-05-13	1160 25	1324.00	0.00	1149.06	2016-05-18
2016-05-13				1149.06	
2016-04-18	1160 34	1607.00	0.00	1221.52	2016-04-19
2016-04-18				1221.52	
2016-03-15	1160 32	1634.00	0.00	1219.36	2016-03-17
2016-03-15				1219.36	

9/05/17
13:29:14QPADEV001N 025 North 60° Petro Ltd.
PSD610 DSP: Customer VolumesRunning Qty...:
3,085.70Running Amt...:
3,118.69Customer: 25009
Product.: 310 ARCTIC STOVE -48/H #1

Period...: 16/08 - 17/08

5=Zoom

?	Date	Tck#/Inv#	STN	FOB	FOB Description	Dollars	Quantity
-	10/13/16	WHH0411901	WH2	001	GARNET CRESCENT #51	478.60	484.90
-	11/28/16	WHH0417291	WH2	001	GARNET CRESCENT #51	700.77	710.00
-	12/07/16	WHH0417713	WH2	001	GARNET CRESCENT #51	147.85	149.80
-	1/21/17	WHH0421492	WH2	001	GARNET CRESCENT #51	825.36	802.10
-	2/03/17	WHH0423550	WH2	001	GARNET CRESCENT #51	164.94	160.30
-	3/03/17	WHH0426526	WH2	001	GARNET CRESCENT #51	399.04	387.80
-	4/05/17	WHH0429397	WH2	001	GARNET CRESCENT #51	402.13	390.80

Avg. per month: 257.14 L

F3=Exit F4=Prompt F6=Print

Building File Report

Date:	September 6, 2017
Legal Description:	Plan: 95-78 Lot: 252 Town: Whitehorse Subdivision: Copper Ridge Yukon Territory
Civic Address:	51 Garnet Crescent Whitehorse

Permits Issued & Status

Permit Type/Number & Description of Work	Date Permit Issued	Permit Denied	Permit Lapsed	Permit Cancelled	Occupancy Approval	Permit Closed
Demolition Permit - 2016-0160-DEMO	2016-06-09					2016-06-21
Removal of fuel storage tank						
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



Building Safety
Box 2703 (C-8)
Whitehorse, Yukon
Y1A 2C6

BUILDING FILE REPORT

Lot	252	Block		Plan	95-78
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Civic Address	51 Garnet Crescent, Copper Ridge, Whitehorse, YT
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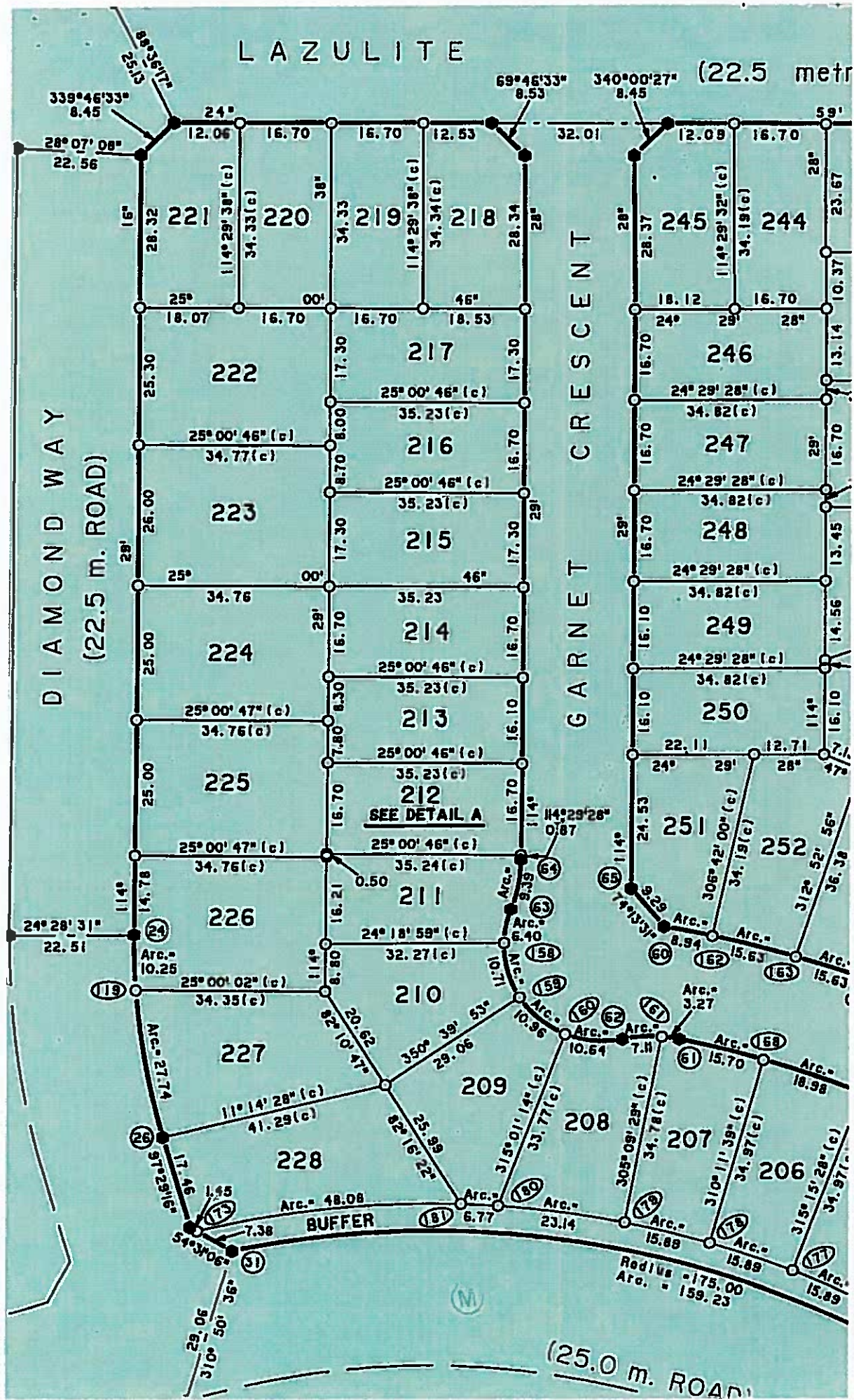
Permits Issued & Status					
Permit Type	Denied	Occupancy	Final	Lapsed	Cancelled
Electrical Permit # 12396			Yes		
Description:	Temporary service & wire dwelling				

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:

Our files contain no information regarding any other items. The site inspection reports and approvals are required at specific stages of construction. They are based on observation of conditions that were reasonably apparent. They are intended only as a reasonable assurance of compliance with the relevant codes and standards at the time of those inspections. Additional information can be disclosed only with the written consent of the property owner or if it is applied for under the Access to Information and Protection of Privacy Act and that Act requires that it be disclosed. For any other development on properties inside the City limits, please contact the City of Whitehorse, Building Inspection Department.

(22.5 metr



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

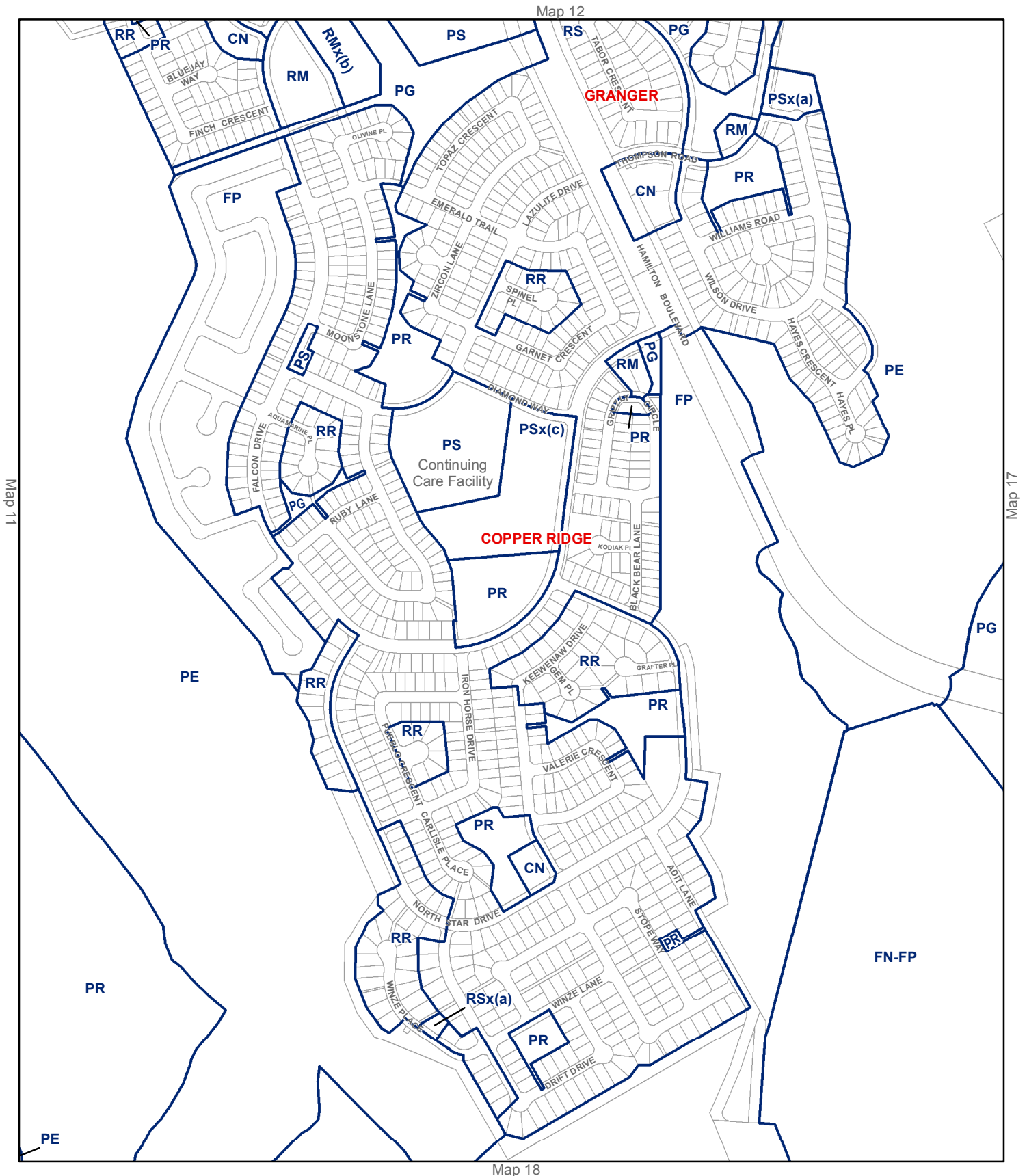
- a) Mobile homes must have continuous skirting that is complementary to the siding of the home. In addition the building grade must allow a continuous roofline on any addition that is attached to the mobile home.
- b) The placement of mobile homes is restricted to homes no older than ten years old.
- 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.

MAP 16

COPPER RIDGE
LOGAN, GRANGER



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.



0 380
Meters

Projection: NAD 1983 UTM Zone 8

Consolidation date:
April 15, 2016