



URBAN
REALTY GROUP

COWLEY CREEK

4 BEDROOM COUNTRY RESIDENTIAL

WWW.2KOKANEEPLACE.COM



2 KOKANEE PLACE

OFFERED AT \$599,000

MLS #11244

Open, airy & bright best describe this 4BR, 3BTH bungalow nestled onto 2.69 private acres 15 minutes from downtown in Cowley Creek. Sunken living room complimented with a Vermont Casting wood stove keep those chilly winter nights cozy. Master bedroom is it's own oasis featuring a tile accented ensuite, lounge area and fabulous walk-in closet. Screened in veranda wraps around to a sunny southern exposed deck complete with hot tub, pergola, approved fire pit and stone patio. Fenced yard and 24x28 detached insulated and wired shop featuring covered overhangs with metal roof and is partitioned to include one vehicle bay and workshop/studio. The property is serviced with approved septic, water well, filtration system and holding tank reservoir, insulated crawl space and plenty of indoor and outdoor storage. This turn-key property is immaculate and ready for you to call home!

Proudly Marketed by Chris Meger



“

Living room complimented with a Vermont Casting wood stove keep those chilly winter nights cozy.

”



Chris Meger

REALTOR®

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www.ChrisMeger.ca

001600	CIS DATE 2017-11-09	COMPANY 05	FROM: FREEMAN, SANDY	FROM DATE 2017-11-09	PAGE 101
001		SERVICE ACCOUNT SUMMARY REPORT		FROM TIME 17:09:20	
SERVICE ACCOUNT:	4001698	STATUS: Active	PRICE SCHEDULE: 1164 1160	RES HYDRO NON GOV	
STANDARD ACCOUNT:	05 441677101	ROUTE: 8704	CHARGE CT: 03	STMT CT: 03	
CUSTOMER:	ALISON FREEMAN				
ASSOCIATED PRICE:					
BUSINESS PHONE:	(047) 330-6680	FAX:			
SVC ACCT START DATE:	2016-07-12				
DESP DISTRICT:	WATERHOUSE - 0571	CRITICAL FACILITY:			
REMARKS:	2 XODAME PL WATERHOUSE VT VIA 572	CUSTOMER REFERENCE:	11010 - Single Family / Row Overhead		
		SERVICE POINTS:	801		
CURRENT BALANCE	0155.95	CURRENT	30 DAY	0155.95	01.00
UNPAID DEPOSIT	00.00			00.00	01.00
CHARGE/USAGE HISTORY					
PRICE		BILLED		NET NET MEASURED	
CHARGE DATE	SCHED DAYS	BILLED AMT	DEMAND	NET AMOUNT	STMT DATE
2017-10-30	1164 31	10971.00	0.00	0155.95	2017-11-06
2017-10-30				0155.95	
2017-09-29	1160 29	641.00	0.00	0124.46	2017-10-05
2017-09-29				0124.46	
2017-08-31	1164 29	630.00	0.00	001.00	2017-09-07
2017-08-31				001.00	
2017-08-02	1160 33	804.00	0.00	0106.61	2017-08-04
2017-08-02				0106.61	
2017-06-30	1160 28	680.00	0.00	096.77	2017-07-07
2017-06-30				096.77	
2017-06-02	1160 32	870.00	0.00	0118.57	2017-06-06
2017-06-02				0118.57	
2017-05-01	1160 32	1684.00	0.00	0237.01	2017-05-04
2017-05-01				0237.01	
2017-03-31	1160 29	1856.00	0.00	0263.06	2017-04-06
2017-03-31				0263.06	

Avg per month: \$212.46

ATCO-CIS

SERVICE ACCOUNT SUMMARY REPORT

Run Time 17:09:20

De

FROM: FREEMAN, SALLY

EXIDE ACCIDENT:

593

STATUS:

Active

11

100

3

7

ALISON FREEMAN

USAGE HISTORY

DATE	DATE	SCHED	DAYS	BILLED	AMT	DEMAND	NET	STMT	DATE	MEASURED	AMT	DEMAND	DEMAND	CONSTANT	DEMAND	FACTOR	FACTOR	CANCEL	TYPE	BALANCE
11-03-98							1263.84													11.00
10-03-98			30	1991.00	0.00	6233.47	2017-03-04		1991.00	0.00	1.00000	0.00	0.0000	1.00000	0.00	0.0000	0.0000	N	ACT	10.00
10-03-98			31	2422.00	0.00	1368.69	2017-02-16		2422.00	0.00	0.0000	0.00	0.0000	1.00000	0.00	0.0000	0.0000	N	ACT	10.00
10-03-98			31	2779.00	0.00	4406.72	2017-01-04		2779.00	0.00	0.0000	0.00	0.0000	1.00000	0.00	0.0000	0.0000	N	ACT	10.00
10-03-98			31	2208.00	0.00	4316.32	2016-12-04		2208.00	0.00	0.0000	0.00	0.0000	1.00000	0.00	0.0000	0.0000	N	ACT	10.00
10-03-98			31	1157.00	0.00	4295.97	2016-11-04		1157.00	0.00	0.0000	0.00	0.0000	1.00000	0.00	0.0000	0.0000	N	ACT	10.00
10-03-98			33	537.00	0.00	486.10	2016-09-07		537.00	0.00	0.0000	0.00	0.0000	1.00000	0.00	0.0000	0.0000	N	ACT	10.00
10-03-98			29	537.00	0.00	486.10	2016-08-05		537.00	0.00	0.0000	0.00	0.0000	1.00000	0.00	0.0000	0.0000	N	ACT	10.00
10-03-98			21	681.00	0.00	162.18	2016-07-05		681.00	0.00	0.0000	0.00	0.0000	1.00000	0.00	0.0000	0.0000	N	ACT	10.00

QPADEV000V 025 North 60° Petro Ltd.
PSD610 DSP: Customer Volumes

11/10/17
8:11:57

Customer: 55227 FREEMAN ALISON & JUSTIN
Product.: 310 ARCTIC STOVE -48/H #1

Running Qty...:
1,879.20

Period.: 16/11 - 17/11

Running Amt...:
1,917.06

5=Zoom

?	Date	Tck#/Inv#	STN	FOB	FOB Description	Dollars	Quantity
-	12/07/16	WHH0418369	WH2	008	KOKANEE PLACE #2	557.07	564.40
-	1/03/17	WHH0420202	WH2	008	KOKANEE PLACE #2	129.10	130.80
-	2/01/17	WHH0423224	WH2	008	KOKANEE PLACE #2	294.60	286.30
-	3/01/17	WHH0426057	WH2	008	KOKANEE PLACE #2	317.34	308.40
-	4/03/17	WHH0429116	WH2	008	KOKANEE PLACE #2	183.78	178.60
-	10/04/17	WHH0436334	WH2	008	KOKANEE PLACE #2	365.72	348.30
-	11/01/17	WHH0439298	WH2	008	KOKANEE PLACE #2	69.45	62.40

F3=Exit F4=Prompt F6=Print

AVG per month 150.6L



CITY OF WHITEHORSE

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

Date of Report: Nov 10, 2017

BUILDING FILE INFORMATION

Page # 1 of 2

Lot - 28	Block- 94-71	Subdivision - COWLEY CREEK SUBDIVISION	LTO # - 94-71	Zoning - RC1
Municipal Address(s):		2 KOKANEE PLACE		

ZONING BYLAW STATUS

Siting Approval (YES/NO) YES
Survey Certification On File (YES/NO) YES
Surveyor MILES & ASSOC.
Survey Date Dec 18, 1997

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
19791	BRN480	Oct 07, 1997	BUIL-NEW1	New Building Permit	Mar 30, 1998	Mar 30, 1998
DESCRIPTION = NEW S. F. RESIDENCE W/OIL FORCED AIR HEATING. REMARK = YTG ELECTRICAL APPROVAL - FEB. 13, 1998.						
19792	PRN168	Oct 07, 1997	PLUM-NEWP	New Plumbing Permit		Mar 30, 1998
DESCRIPTION = NEW PL - 6 FIXTURES. REMARK = YTG ENVIRONMENTAL HEALTH APPROVAL SEPTIC SYSTEM 1 BEDROOM RESIDENCE - NOV. 6, 1997.						
32864		Jul 20, 2000	ACCS-GRGE	New Garage - Detached		Sep 07, 2000
DESCRIPTION = NEW DETACHED GARAGE, WIRED & INSULATED. SIZE = 24' X 30' REMARK = YTG ELECTRICAL APPROVAL - SEPT. 1, 2000.						
35329		Aug 08, 2003	HEAT-WOOD	Wood Burning Appliance		Oct 12, 2005
CHIM_FLUE_S = 6" CHIM_TYPE = EXCEL DESCRIPTION = NEW W. S. & CHIMNEY. LOCAT_APPL = FAMILY ROOM MAKE = VERMONT CASTINGS MODEL = DUTCHWEST XL						
35354		Aug 14, 2003	BUIL-ADTN	Building Addition Permit	Oct 29, 2003	Oct 29, 2003
DESCRIPTION = NEW ADDITION TO RESIDENCE W/SIDE PATIO & REAR COVERED PORCH. REMARK = YTG ELECTRICAL APPROVAL - OCT. 24, 2003. SIZE = ADDITON - 1122 SQ. FT., PATIO - 12' X 36' & COVERED PORCH - 12' X 30'						



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PERMITS ISSUED

Permit #	Old Permit	Issue Date	Type	Description	Occupancy	Final
35355		Aug 14, 2003	PLUM-A&AL	Additional and/or Alteration		Oct 29, 2003
DESCRIPTION = ADDITIONAL PL. IN ADDITION - FULL BATHROOM PLUS A SINK - 4 FIXTURES. REMARK = YTG ENVIROMENTAL HEALTH APPROVAL SEPTIC SYSTEM 3 BEDROOM RESIDENCE - SEPT. 8, 2003.						
43001		Jun 18, 2009	HEAT-WOOD	Wood Burning Appliance	CANCELLED	CANCELLED
SIZE = PERGLOA - 12' X 12' CHIM_FLUE_S = 7" CHIM_TYPE = SECURITY DESCRIPTION = NEW PERGOLA ON EXISTING PATIO W/NEW W. S. INSERT & CHIMNEY. LOCAT_APPL = PERGOLA MAKE = SECURITY MODEL = 7C36 REMARK = LAST INSPECTION JULY 7, 2014 - PERGOLA APPROVED, ITEMS REMAINING ON W. S. TO COMPLETE. PERMIT CANCELLED AUG 14, 2015 - INACTIVITY.						
20132351		Oct 08, 2013	HEAT-OILF	Oil Fired - furn,boil,spaceheat		Oct 29, 2013
CHIM_FLUE_S = 5" CHIM_TYPE = SECURITY DESCRIPTION = REPL. OIL FIRED FURNACE & CHIMNEY W/NEW OIL FIRED FURNACE & CHIMNEY. MAKE = GRANBY MODEL = COMFORTO TANK_SIZE = TO EXISTING TANK BTU = 78,000 LOCAT_APPL = CRAWLSPACE LOCAT_TANK = A/G EXT.						
20132754		Sep 12, 2013	BUIL-TANK	Oil Tank Replace - General		Sep 17, 2013
DESCRIPTION = REPL. A/G OIL TANK W/NEW A/G OIL TANK. TANK_SIZE = 250G. LOCAT_TANK = A/G EXT.						
20162070		Sep 09, 2016	PLUM-A&AL	Additional and/or Alteration		Feb 07, 2017
DESCRIPTION = NEW PL. FOR MASTER BATHROOM - 3 FIXTURES.						
20162416		Oct 18, 2016	BUIL-A&AL	Addition and/or Alteration		Feb 07, 2017
DESCRIPTION = CREATE NEW MASTER BATHROOM.						

Signed by:

Steele

Title: CSR

Requested by: cm/URBAN

File #: EMAIL

Date: Nov 09, 2017

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





