



URBAN
REALTY GROUP

PORTER CREEK

UNIQUE HOME IN INCREDIBLE LOCATION

WWW.1505ABIRCHSTREET.COM



1505A BIRCH STREET
OFFERED AT \$599,900

MLS #11346

Country living in the heart of the city! Welcome to this 5 bedroom, 2 bath home with attached double garage and another detached 24x40 shop all situated on a 70x210 ft lot on the much desired Birch Street. Home offers open kitchen with breakfast nook, granite counter tops, s/s appliances and access to a fantastic 12x24 deck with incredible views. Huge dining room and living room, hardwood floors just finish this space perfectly. This level is complimented with 3 bedrooms and a deluxe bathroom with corner Jacuzzi, double sinks and shower. Lower level offers more space for the growing family, a large rec room, 2 more bedrooms, laundry with bathroom, utility room with wood/oil combo furnace access to side yard and garage. Lot has paved parking out front and down side of home to shop, plenty of room for all the toys, but still has large grassed area with hot tub and gazebo for everyone to play and enjoy!



“ Home offers open kitchen with breakfast nook, granite counter tops, s/s appliances and access to a fantastic 12x24 deck with incredible views. ”



Dana Klock

REALTOR®

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urbanrealtygroup.ca

		1505A BIRCH STREET	
Area	Whitehorse	Listing Status	Active
Sub Area	Porter Creek	Possession	30-60 DAYS
Postal Code	Y1A 3X1	Condo Fees	
Type	Single Family	GST	No GST
Style	Two Storey	Current Price	\$599,900
Taxes	\$3,269 (2017)	Sale Price	
MLS®	11346	Sale Date	
Year Built	1994		
Zoning			
Local Imp. Tax			
Suite Permit			

INTERIOR FEATURES

Bedrooms	5	# Fireplaces	
Bathrooms	2	Fireplaces Type	
Levels	2	Heating	Forced Air, Oil, Wood
Basement	Crawl	Water	Elec Water Heater, Water Heater Incl, W/Softener Not Incl
Bsmt Walls			

Equip Incl	Dishwasher, Drapes, Microwave, Stove, Refrigerator, Washer, Dryer
Features	Dishwasher BI, Vac. Blt In/Att, Hood Fan, Garage Door Opener, Hot Tub
Flooring	

ROOMS (Sqft Fin: 2,300)

	Bsmt	Main	2nd	Other
Sqft				
Entrance				
Living	12'5x24'8	16'10x12'6		
Dining		11'3x12'0		
Kitchen		10'0x12'7		
Master Bedroom		11'6x13'10		
Bathroom		5pc		
Laundry	11'5x13'2			
Entrance	7'0x6'0			
Nook		8'0x12'7		
Bedroom	12'7x12'2	10'0x10'6		
Bedroom	11'4x12'4	10'2x14'1		

LOT & EXTERIOR FEATURES

Lot Area (sqft)	1,433	Width (ft)	70
Lot Area (acres)	0.0329	Depth (ft)	120
Lot Dimensions			
Roof	Asphalt Shingles		
Exterior Finish	Siding, Vinyl		
Total Parking			
Open Pk Spcs			
Driveway	RV Parking, Paved Drive		
Garage	Dble Att'd Gar., Dble Det'd Gar.		
Lot	Flat, Fences complete, Rectangular		
Outdoor Area	Patio, Deck, Fenced, Lawn Front, Lawn Back, Trees/Shrubs, School Bus		

LEGAL & MORTGAGE

Legal Desc.	LOT 180-1, PLAN 528-04
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

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This listing information is provided to you by:

Dana Klock - Individual

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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. Feb 14,2018.



1505 A Birch Street – Disclosure

When vendors purchased home there was water damage in garage the following spring. They replaced the deck, they also spray foamed the garage

Water line from the city is out back not out front

Heat trace stopped working so a drip line was installed

In 2014 they had a radon test done, levels came in a little higher than normal, when they went back to get test results Yukon Housing has said that those tests were deemed unreliable and are no longer used

1505 A Birch Street - Improvements

- Built in 1994
- Triple pane windows
- Wood/oil combo (home was rented last year) Normal year uses 2-3 cords of wood and not much oil, Chimney cleaned monthly
- 3ft Crawl space
- Hardwood floors, Pine cabinetry
- 10ft Ceilings in shop, shop has separate wood heat
- Hot tub sold as is where is but works just fine



CITY OF WHITEHORSE

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

Date of Report: Feb 13, 2018

BUILDING FILE INFORMATION

Page # 1 of 2

Lot - 180-1	Block - 52804	Subdivision - PORTER CREEK SUBDIVISION	LTO # - 52804	Zoning - RS
Municipal Address(s):		1505A BIRCH STREET		

ZONING BYLAW STATUS

Siting Approval (YES/NO)	YES
Survey Certification On File (YES/NO)	YES
Surveyor	Y.E.S.
Survey Date	Aug 21, 2009

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
20095	5877BP	May 25, 1992	BUIL-NEW1	New Building Permit	Jul 11, 1994	Jul 11, 1994
ATTACH_GAR = 462 SQ. FT. DESCRIPTION = NEW S. F. RESIDENCE W/ATTACHED GARAGE & DECK.						
20096	5878PP	May 25, 1992	PLUM-NEWP	New Plumbing Permit		Feb 07, 1994
DESCRIPTION = NEW PL. - 13 FIXTURES.						
20098	ARN012	May 08, 1996	ACCS-SHOP	New Workshop		Nov 09, 2006
DESCRIPTION = ADTN - NEW DETACHED SHOP. REMARK = YTG ELECTRICAL APPROVAL - OCT 18, 2005. SIZE = 24' X 40'						
39609		Oct 20, 2006	BUIL-RENO	Renovation Permit		Oct 23, 2006
LOCAT_TANK = A/G EXT. SIZE = 250G, DESCRIPTION = REPL. A/G OIL TANK W/NEW A/G OIL TANK.						
39694		Nov 07, 2006	HEAT-WOOD	Wood Burning Appliance		Nov 09, 2006
CHIM_FLUE_S = 8" CHIM_TYPE = SELKIRK DESCRIPTION = EXISTING FURNACE HOOKED TO SELKIRK CHIMNEY. LOCAT_APPL = DETACHED SHOP MAKE = RSF MODEL = 75						
43452		Sep 18, 2009	PLUM-A&AL	Additional and/or Alteration		Sep 25, 2009
DESCRIPTION = REPL. PLUMBING DRAINAGE FOR 1 BATHROOM.						

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BUILDING FILE INFORMATION

Page # 2 of 2

PERMITS ISSUED

Permit #	Old Permit	Issue Date	Type	Description	Occupancy	Final
20110021		Sep 01, 2011	BUIL-ADTN	Building Addition Permit		Sep 01, 2011
DESCRIPTION = EXISTING REAR PATIO, SIZE = 37' X 18' APPROX.						

Signed by: _____

Title: CSR

Requested by: dk/URBAN

File #: EMAIL

Date: Feb 12, 2018

**2017/2018 Consumption Report****Account # 3092375**

1505 A Birch Street

Whitehorse, Yukon

Y1A 3X1

DATE	PRODUCT	VOLUME(L)	COST
2017-01-23	STOVE OIL	152.30	\$ 156.71
2017-02-21	STOVE OIL	234.50	\$ 241.30
2017-03-20	STOVE OIL	321.90	\$ 331.23
2017-04-19	STOVE OIL	150.20	\$ 154.56
2017-10-03	STOVE OIL	197.90	\$ 207.80
2017-11-15	STOVE OIL	389.30	\$ 457.82
2017-12-11	STOVE OIL	287.00	\$ 337.51
2018-01-10	STOVE OIL	95.20	\$ 116.95
Total		1828.30	\$ 2,003.88

home was
rented wood
was not used.

Vendors just back
from travelling

**Shell Distributor**

RP1600		CIS DATE 2018-02-06		COMPANY 05		RUN DATE 2018-02-06		PAGE 001	
SERVICE ACCOUNT SUMMARY REPORT						RUN TIME 13:59:15			
TO:		FROM: FREEMAN, SANDY							
SERVICE ACCOUNT: 11575		STATUS: Active		PRICE SCHEDULE: 1160 1160 RES HYDRO NON GOV					
STATEMENT ACCOUNT: 05 0010261801		ROUTE: 8690		READ CY: 09		CHARGE CY: 09		STMT CY: 09	
CUSTOMER: LEE VINCENT									
ASSOCIATED PRICE:									
BUSINESS PHONE:		FAX:							
SVC ACCT START DATE: 2017-11-01									
RESP DISTRICT: WHITEHORSE - 0571		CRITICAL FACILITY:							
PREMISES: A-1505 BIRCH ST		CUSTOMER REFERENCE:							
WHITEHORSE YT Y1A 3X1		SIC: 11010 - Single Family / Row Overhead							
		SERVICE POINTS: 001							
CURRENT BALANCE		\$0.00		CURRENT		\$0.00		60 DAY	
UNPAID DEPOSIT		\$0.00		30 DAY		\$0.00		90 DAY	
CHARGE/USAGE HISTORY									
PRICE		BILLED		NET NET MEASURED		DCD		BILL RATCHET	
LOAD		POWER		BILL		OUTSTANDING			
CHARGE DATE	SCHED DAYS	BILLED KWH	DEMAND	NET AMOUNT	STMT DATE	MEASURED KWH	DEMAND	DEMAND	CONSTANT
2018-01-09	1160 33	1626.00	0.00	\$241.50	2018-01-15	1626.00	0.00	0.0000	1.00000
2018-01-09				\$241.50					0.00
2017-12-07	1160 29	494.00	0.00	\$79.50	2017-12-14	494.00	0.00	0.0000	1.00000
2017-12-07				\$79.50					0.00
2017-11-08	1160 7	52.00	0.00	\$10.74	2017-11-15	52.00	0.00	0.0000	1.00000
2017-11-08				\$10.74					0.00
ATCO-CIS									

ATCO-CIS



CERTIFICATE OF TITLE
CERTIFICAT DE TITRE

CANADA
YUKON TERRITORY
TERRITOIRE DU YUKON

YUKON LAND REGISTRATION DISTRICT
LAND TITLES OFFICE
CIRCONSCRIPTION D'ENREGISTREMENT DES
BIEN-FONDS DU YUKON

Title: 2011Y0968
Titre

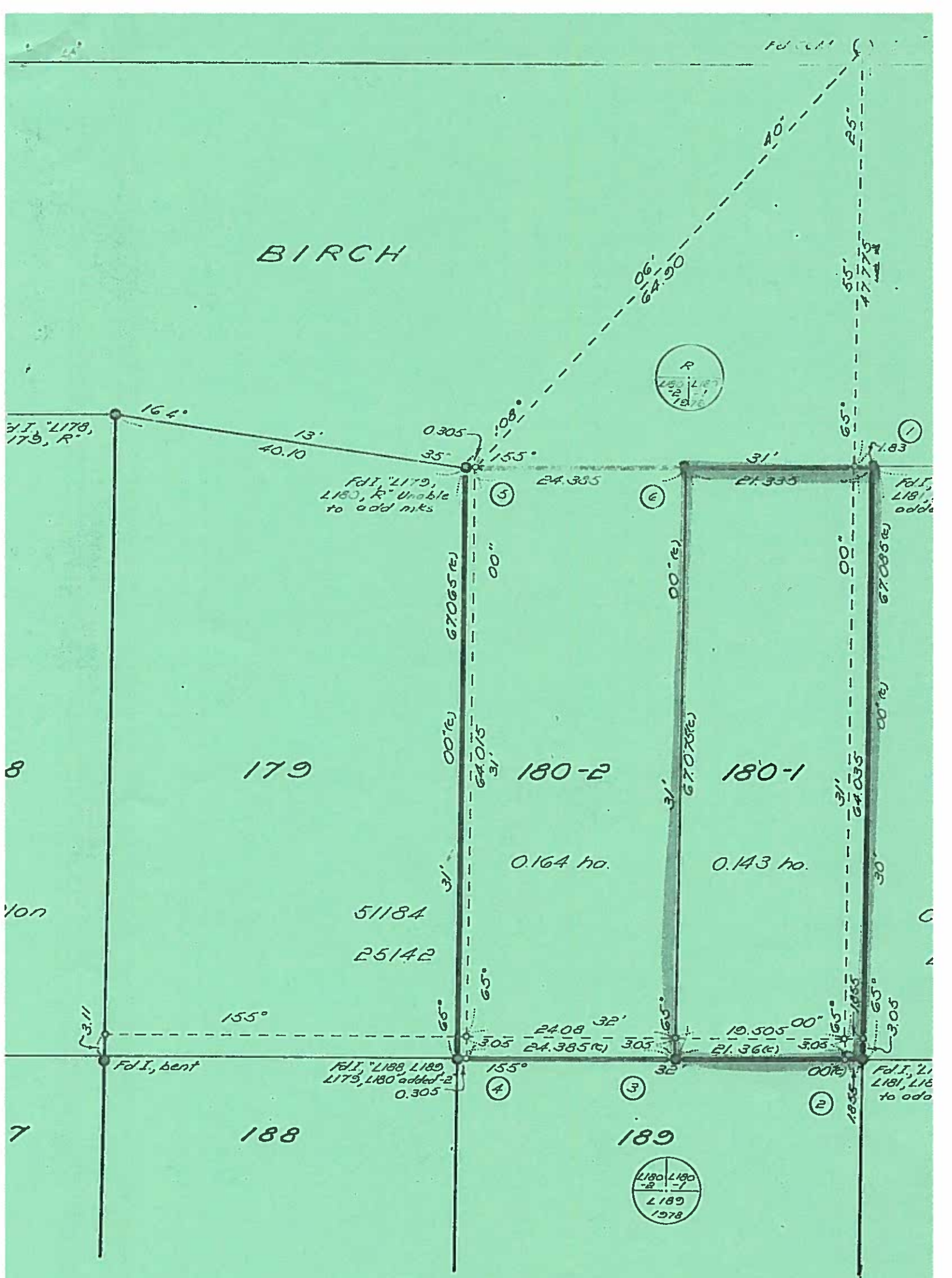
Consideration: \$535,000.00
Considération

Charges, Liens and Interests/Charges, Privileges et Droits:

Lot: 180-1 Plan: 52804

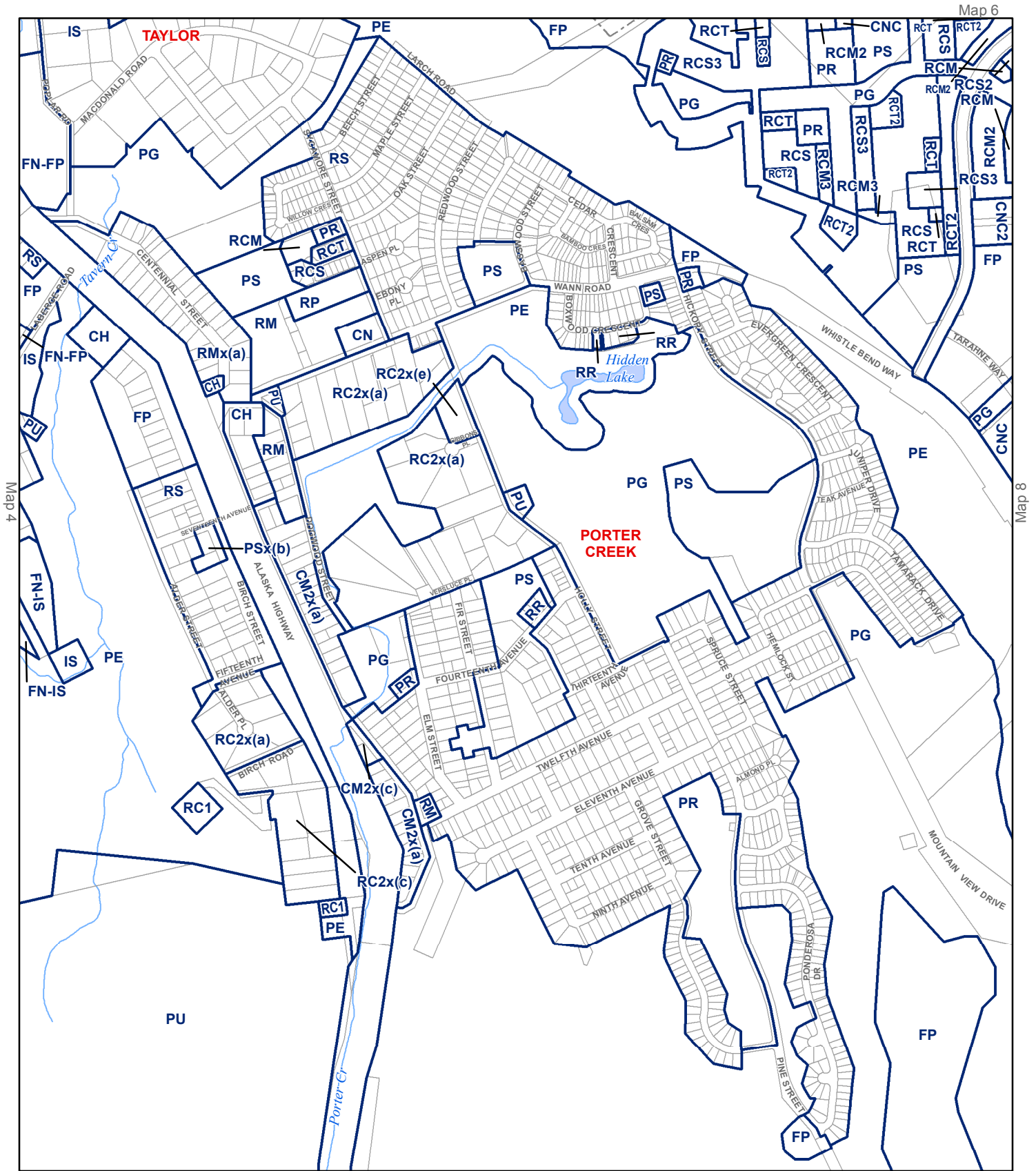
Reg #	Reg. Date	Instr Date	Instr. Type	Amount	By/Par	Particulars/Particuliers	Signature
196357	08 Jul 2010	24 Jun 2010	Mortgage	\$407,971.15	ROYAL BANK OF CANADA		AW
					Discharge No: 203888	Discharge Date: 16 Nov 2011	AG
202778	15 Sep 2011	09 Sep 2011	Mortgage	\$428,000.00	COMPUTERSHARE TRUST COMPANY OF CANADA		AW
					Discharge No: 213050	Discharge Date: 13 Sep 2013	LL

Remainder of page is intentionally left blank.



MAP 5

PORTER CREEK



Map 11

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
Meters
Projection: NAD 1983 UTM Zone 8

Consolidation date:
April 15, 2016

Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

9.2 RC2 Country Residential 2

9.2.1 Purpose

To provide a single detached housing zone to provide an urban lifestyle in a rural setting on larger lots, but where municipal water and/or sewage disposal may be installed allowing the lot size to be reduced.

9.2.2 Principal Uses

- a) community gardens and greenhouses
- b) housing: single detached, mobile, residential care homes
- c) parks

9.2.3 Secondary Uses

- a) accessory building/structure
- b) agriculture, hobby
- c) bed and breakfast lodging (two rooms)
- d) family day homes
- e) garden suites
- f) home based businesses, minor
- g) living suites

9.2.4 Conditional Uses

- a) bed and breakfast lodging (four rooms)
- b) child care centres
- c) housing: supportive
- d) home based businesses, major

9.2.5 Development Regulations

- a) the minimum lot width is 30 m, except that the lot width may be reduced to 15 m where the parcel will be connected to either municipal water or sewage services.
- b) the minimum lot area is 0.5 ha, except that the minimum lot area may be reduced to 0.25 ha where the parcel will be connected to municipal water and sewage services.
- c) the maximum site coverage is 20%.
- d) the maximum height is 10 m.
- e) the minimum front, side and rear yard setbacks are 6.0 m. except that the side yard setbacks for the principal building may be reduced to 3.0 m if the lot is less than 0.5 ha.

Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

9.2.6 Other Regulations

- a) 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.
- b) Buildings for stables shall be located no closer than 15 m to a property line.

9.2.7 Special Restrictions

- a) The following lots are designated RC2x, the special modifications being that mobile homes are not permitted and that these lots are subject to the urban residential requirements of the *Animal Control Bylaw*:
 - (1) Lots 235, 242-4, 242-5, 242-6, 242-7, 242-8, 242-9, 242-10, and Lots 1000, 1001, 1002, 1025, and 1026, Quad 105 D/11, known as Wickstrom Road Subdivision;
 - (2) Lots 1503 to 1524 Porter Creek, known as Verslucce Meadows;
 - (3) Lots 1586 to 1590, and 1595 Porter Creek, known as Alder Place.
- b) Fox Haven Estates, located adjacent to Meadow Lakes Golf Course, is designated RC2x with the special modifications being:
 - (1) Only single detached housing is permitted as a principal use.
 - (2) Only accessory buildings/structures and home based businesses, minor are permitted as secondary uses.
 - (3) The urban residential requirements of the *Animal Control Bylaw* apply to these lots.
 - (4) The minimum gross floor area of a single detached dwelling is 160 m² above grade as measured at the wall adjacent to the front yard; however, the minimum ground floor area for a single storey dwelling is 120 m².
- c) Lots 357, 1500, 1501, 1629, 1630 and 1610 Porter Creek, all located adjacent to the Birch Road right-of-way and also known as 4, 5, 14, 17, and 25 Birch Road and 6 Lodgepole Lane are designated RC2x, the special modification being that these lots are subject to the urban residential requirements of the *Animal Control Bylaw*.

Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

- d) Settlement Parcel C-23B, located adjacent to the south side of the North Klondike Highway in the vicinity of the Hidden Valley Subdivision, is designated RC2x with the special modifications being:
 - (1) for the purposes of this section, the definition of a lot means, “an area of land leased or rented from the Ta’an Kwäch’än Council for the placement of a single detached dwelling or mobile home, including accessory structures and parking.” The subject areas and configuration shall be depicted on a plan approved by City Council, and shall form part of a development agreement between the City of Whitehorse and Ta’an Kwäch’än Council as amended from time to time.
 - (2) all permitted uses, development regulations and other regulations of the RC2 zone shall apply to the lots.
 - (3) a development permit shall be required for housing development on any lot.
- e) Lot 1511 in the Porter Creek Subdivision, municipally known as 9 Gibbons Place, is designated RC2x with the special modifications being:
 - (1) manufactured homes are not permitted;
 - (2) the lot is subject to the urban residential requirements of the *Animal Control Bylaw*;
 - (3) home-based businesses, major are permitted as a secondary use;
 - (4) a home-based business can operate out of a detached accessory building with a net floor area no greater than 180 m²;
 - (5) exterior storage associated with the home-based business is permitted;
 - (6) more than one commercial vehicle associated with the business may be parked on site; and
 - (7) any fuel storage associated with the home-based business shall not be located within 30 metres of the Porter Creek ordinary high water mark. Fuel storage shall be subject to the requirements of the regulating authorities.

(*Bylaw 2012-34 passed August 13, 2012*)