

	8 WILLIAMS ROAD	
	Area Whitehorse Sub Area Granger Postal Code Y1A 5R2 Type Single Family Style Two Storey Taxes \$2,807 (2017) MLS® 11347 Year Built 1992 Zoning RS Local Imp. Tax Suite Permit	Listing Status Active Possession Negotiable Condo Fees GST No GST Current Price \$459,000 Sale Price Sale Date

INTERIOR FEATURES

Bedrooms 3	# Fireplaces
Bathrooms 2	Fireplaces Type Wood
Levels	Heating Forced Air, Other, Wood, Propane
Basement Crawl	Water Elec Water Heater, Water Heater Incl
Bsmt Walls Preserved Wood	

Equip Incl	Dishwasher, Microwave, Stove, Refrigerator, Washer, Other, Storage Shed, Dryer
Features	Dishwasher BI, Garage Door Opener
Flooring	

ROOMS (Sqft Fin: 1,750)

	Bsmt	Main	2nd	Other	
Sqft					Lot Area (sqft) 8,970
Entrance					Lot Area (acres) 0.2059
Living		18'6x12'6			Lot Dimensions
Dining		12'7x10'9			Roof Asphalt Shingles
Kitchen		13'0x8'1			Exterior Finish Siding
Master Bedroom					Total Parking
Bathroom			4pc		Open Pk Spcs
Fam Rm		15'1x12'0			Driveway Dble Con. Drv
Ensuite			3pc		Garage Dble Att'd Gar.
Bedroom			14'0x9'2		Lot Flat, Fences complete, Rectangular
Bedroom			14'3x9'3		Outdoor Area Patio, Fenced, Lawn Front, Trees/Shrubs, School Bus
Laundry		10'1x9'11			

LOT & EXTERIOR FEATURES

LEGAL & MORTGAGE

Legal Desc.	Lot 293, Plan 54813, Granger Subdivision
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

Stunning 3 bedroom 2 bath home backing onto Greenbelt in Granger. This contemporary single family home is situated on large "park like" lot boasting plenty of sunshine and privacy alike. You'll be impressed from the moment you walk in. Featuring a cultured stone accented wood fireplace and dramatic vaulted ceilings in the living room adjoining the formal dining area. The main level hosts a spacious family room off the kitchen/nook, laundry, and access to a large crawl space perfect for storage. The upper level consists of a spacious master bedroom with 3pc bath ensuite, two more bedrooms and a full bathroom. This home is equipped with an HRV System, triple pane windows, landscaped front yard, fully fenced, tree house, storage shed, double concrete driveway, dbl attached garage and plenty of storage in the massive crawl space. Call today for a personal tour and complete information package. 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. Feb 15, 2018.





CITY OF WHITEHORSE
 2121 Second Avenue Whitehorse, Yukon Y1A 4T3
 Planning and Building Department 668-8340
 Date of Report: Feb 14, 2018

BUILDING FILE INFORMATION

Page # 1 of 2

Lot - 293	Block- 54813	Subdivision - GRANGER SUBDIVISION	LTO # - 54813	Zoning - RS
Municipal Address(s):		8 WILLIAMS ROAD		

ZONING BYLAW STATUS

Siting Approval (YES/NO)	YES
Survey Certification On File (YES/NO)	YES
Surveyor	Y.E.S.
Survey Date	Jun 08, 1995

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
17639	4692BP	Dec 11, 1990	BUIL-NEW1	New Building Permit	Mar 07, 1991	Dec 06, 1991
ATTACH_GAR = 400 SQ. FT. BLDG UNIT = 1 DECK = FRONT COVERED PORCH - 9' X 13' & ABOVE GROUND PATIO - 10' X 16' DESCRIPTION = NEW S. F. RESIDENCE W/ATTACHED GARAGE, FRONT COVERED PORCH & REAR ABOVE GROUND PATIO. DWELLING = 1 REMARK = YUKON ELECTRICAL APPROVAL - JANUARY 1995.						
17640	4693PP	Dec 11, 1990	PLUM-NEWP	New Plumbing Permit		Dec 06, 1991
DESCRIPTION = NEW PL. - 10 FIXTURES.						
17641	INSPBP	Aug 14, 1995	SPEC-DAYH	Family Dayhome	Aug 23, 1995	Aug 23, 1995
REMARK = YTG ELECTRICAL APPROVAL - AUGUST 1995.						
DESCRIPTION = SPECIAL INSPECTION: FAMILY DAY HOME TO A MAX OF 4 CHILDREN.						
17642	HRO044	Sep 08, 1995	HEAT-OILF	Oil Fired - furn,boil,spaceheat		Feb 20, 1996
CHIM_TYPE = DIRECT VENT						
DESCRIPTION = NEW OIL SPACE HEATER & NEW OIL TANK.						
MAKE = MONITOR						
MODEL = M441						
TANK_SIZE = 250G.						
LOCAT_TANK = A/G EXT.						
33860		Dec 19, 2001	BUIL-RENO	Renovation Permit	Jan 24, 2002	Jan 24, 2002
DESCRIPTION = REPAIR FIRE DAMAGE: REPL. 4 FLOOR JOISTS & FLOORING, REPAIR PL. & GYPROC, REPL. SOME SIDING & ALL INSULATION & V. BARRIER IN CRAWLSPACE AS WELL AS NEW GROUND COVER & O.S.B. BOARD.						



CITY OF WHITEHORSE

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BUILDING FILE INFORMATION

Page # 2 of 2

PERMITS ISSUED

Permit #	Old Permit	Issue Date	Type	Description	Occupancy	Final
37342		Apr 28, 2005	HEAT-OILF	Oil Fired - furn,boil,spaceheat		Apr 29, 2005
CHIM_FLUE_S = 4" CHIM_TYPE = DIRECT VENT DESCRIPTION = SUPPLEMENT MONITOR & WOOD HEAT W/NEW OIL SPACE HEATER TO EXISTING TANK LOCAT_APPL = LIVINGROOM LOCAT_TANK = EXISTING MAKE = EFEL MODEL = HARMONY 05 TANK_SIZE = 250G.						
43323		Aug 25, 2009	HEAT-WOOD	Wood Burning Appliance		Nov 16, 2009
CHIM_FLUE_S = 6" S-2100 CHIM_TYPE = SECURITY DESCRIPTION = REPL. W. S. FIREPLACE & CHIMNEY LINER W/NEW W. S. FIREPLACE & CHIMNEY LINER. LOCAT_APPL = LIVINGROOM MAKE = BIS MODEL = TRADITION						

Signed by:

Title: CSR

Requested by: cm/URBAN

File #: EMAIL

Date: Feb 13, 2018

Disclosure: 8 Williams Road, Whitehorse, YT, Y1A 0C9

1. In May of 2007, I noticed dampness on the ceiling in the Family room. Immediately, I had someone come and look at it. We cut out the ceiling and then looked at the shower in the Master Bathroom. Turns out, the sealant around the drain had worn away. It was resealed and then tested for several weeks before closing up the ceiling with drywall. The ceiling was then painted and finished to look like the remainder of the house. I have had no other problems with this area since.
2. Fireplace/ Chimney: The fireplace was ugly and poorly finished when I bought it in May 2006. I wanted to redo it.



Then, in 2009, squirrels got into the chimney, so it forced me to change replace the chimney and the fireplace (thank goodness). There have been no incidents of squirrels since and the fireplace is no longer an assault on the eyes.

RP1600	CIS DATE 2018-02-14	COMPANY 05	RUN DATE 2018-02-14	PAGE 001
SERVICE ACCOUNT SUMMARY REPORT			RUN TIME 17:01:31	
TO:		FROM: FREEMAN,SANDY		
SERVICE ACCOUNT:	13347	STATUS:	Active	PRICE SCHEDULE: 1160 1160 RES HYDRO NON GOV
STATEMENT ACCOUNT:	05 0013347301	ROUTE:	8743	READ CY: 13 CHARGE CY: 13 STMT CY: 13
CUSTOMER:				
ASSOCIATED PRICE:				
BUSINESS PHONE:		FAX:		
SVC ACCT START DATE: 2014-07-31				
RESP DISTRICT:	WHITEHORSE - 0571	CRITICAL FACILITY:		
PREMISES:	8 WILLIAMS RD	CUSTOMER REFERENCE:		
	WHITEHORSE YT Y1A 0C9	SIC: 11020 - Single Family / Row Underground		
		SERVICE POINTS: 001		
CURRENT BALANCE	\$137.19	CURRENT	\$137.19	60 DAY \$0.00
UNPAID DEPOSIT	\$0.00	30 DAY	\$0.00	90 DAY \$0.00
CONTACTS	BUSINESS PH	FAX	REASON(S)	
SARA TILLET			Accounts Payable	
CHARGE/USAGE HISTORY				
CHARGE DATE	PRICE	BILLED	NET NET MEASURED	DCD
SCHED DAYS	BILLED KWH	DEMAND	NET AMOUNT STMT DATE MEASURED KWH	DEMAND
2018-01-15	1160 33	962.00	0.00 \$137.19 2018-01-19 962.00	0.00
2018-01-15			\$137.19	0.0000 1.00000 0.00
				0.00% 0.00% N ACT \$137.19
2017-12-13	1160 28	623.00	0.00 \$95.29 2017-12-19 623.00	0.00
2017-12-13			\$95.29	0.0000 1.00000 0.00
				0.00% 0.00% N ACT \$0.00
2017-11-15	1160 30	665.00	0.00 \$100.44 2017-11-21 665.00	0.00
2017-11-15			\$100.44	0.0000 1.00000 0.00
				0.00% 0.00% N ACT \$0.00
2017-10-16	1160 31	637.00	0.00 \$97.01 2017-10-20 637.00	0.00
2017-10-16			\$97.01	0.0000 1.00000 0.00
				0.00% 0.00% N ACT \$0.00
2017-09-15	1160 31	600.00	0.00 \$89.87 2017-09-20 600.00	0.00
2017-09-15			\$89.87	0.0000 1.00000 0.00
				0.00% 0.00% N ACT \$0.00
2017-08-15	1160 29	422.00	0.00 \$65.72 2017-08-21 422.00	0.00
2017-08-15			\$65.72	0.0000 1.00000 0.00
				0.00% 0.00% N ACT \$0.00
2017-07-17	1160 32	418.00	0.00 \$65.30 2017-07-20 418.00	0.00
				0.0000 1.00000 0.00
				0.00% 0.00% N ACT \$0.00
ATCO-CIS				

RP1600	CIS DATE 2018-02-14		COMPANY 05		RUN DATE 2018-02-14 PAGE 002												
SERVICE ACCOUNT SUMMARY REPORT										RUN TIME 17:01:31							
TO:					FROM: FREEMAN,SANDY												
SERVICE ACCOUNT:		13347		STATUS: Active		PRICE SCHEDULE: 1160 1160 RES HYDRO NON GOV											
STATEMENT ACCOUNT:		05 0013347301		ROUTE: 8743		READ CY: 13		CHARGE CY: 13		STMT CY: 13							
CUSTOMER:																	
ASSOCIATED PRICE:																	
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	DEMAND	FACTOR	FACTOR	CANC?	TYPE	BALANCE	
2017-07-17					\$65.30											\$0.00	
2017-06-15	1160	30	545.00	0.00	\$81.29	2017-06-20	545.00	0.00	0.0000	1.00000	0.00	0.00%	0.00%	N	ACT	\$0.00	
2017-06-15					\$81.29											\$0.00	
2017-05-16	1160	33	628.00	0.00	\$90.81	2017-05-18	628.00	0.00	0.0000	1.00000	0.00	0.00%	0.00%	N	ACT	\$0.00	
2017-05-16					\$90.81											\$0.00	
2017-04-13	1160	28	574.00	0.00	\$84.62	2017-04-20	574.00	0.00	0.0000	1.00000	0.00	0.00%	0.00%	N	ACT	\$0.00	
2017-04-13					\$84.62											\$0.00	
2017-03-16	1160	31	1115.00	0.00	\$150.89	2017-03-21	1115.00	0.00	0.0000	1.00000	0.00	0.00%	0.00%	N	ACT	\$0.00	
2017-03-16					\$150.89											\$0.00	
2017-02-13	1160	27	1507.00	0.00	\$210.21	2017-02-17	1507.00	0.00	0.0000	1.00000	0.00	0.00%	0.00%	N	ACT	\$0.00	
2017-02-13					\$210.21											\$0.00	
2017-01-17	1160	34	817.00	0.00	\$112.48	2017-01-20	817.00	0.00	0.0000	1.00000	0.00	0.00%	0.00%	N	SEST	\$0.00	
2017-01-17					\$112.48											\$0.00	
2016-12-14	1160	28	738.00	0.00	\$103.43	2016-12-19	738.00	0.00	0.0000	1.00000	0.00	0.00%	0.00%	N	SEST	\$0.00	
2016-12-14					\$103.43											\$0.00	
2016-11-16	1160	29	623.00	0.00	\$90.23	2016-11-21	623.00	0.00	0.0000	1.00000	0.00	0.00%	0.00%	N	ACT	\$0.00	
2016-11-16					\$90.23											\$0.00	
2016-10-18	1160	29	564.00	0.00	\$83.46	2016-10-20	564.00	0.00	0.0000	1.00000	0.00	0.00%	0.00%	N	ACT	\$0.00	
2016-10-18					\$83.46											\$0.00	
2016-09-19	1160	34	574.00	0.00	\$84.62	2016-09-21	574.00	0.00	0.0000	1.00000	0.00	0.00%	0.00%	N	ACT	\$0.00	
2016-09-19					\$84.62											\$0.00	
2016-08-16	1160	29	507.00	0.00	\$76.92	2016-08-19	507.00	0.00	0.0000	1.00000	0.00	0.00%	0.00%	N	ACT	\$0.00	
2016-08-16					\$76.92											\$0.00	
ATCO-CIS																	