



8 SUNSET DR. N.

Area	Whitehorse	Listing Status	Active
Sub Area	Hillcrest	Possession	End of June
Postal Code		Condo Fees	
Type	Single Family	GST	No GST
Style	Bi-Level	Current Price	\$419,000
Taxes	\$1,494 (2018)	Sale Price	
MLS®	11419	Sale Date	
Year Built			
Zoning	RS2		
Local Imp. Tax			
Suite Permit			

INTERIOR FEATURES

Bedrooms	4	# Fireplaces	
Bathrooms	2	Fireplaces Type	
Levels		Heating	Forced Air, Oil
Basement	Basement, Slab	Water	Elec Water Heater, Water Heater Incl
Bsmt Walls	Concrete		

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

ROOMS (Sqft Fin: 1,560)

	Bsmt	Main	2nd	Other
Sqft				
Entrance				6'8x4'1
Living		13'10x12'5		
Dining		11'2x8'0		
Kitchen		10'7x9'0		
Master Bedroom		11'8x10'1		
Bathroom		4pc		
Bedroom	11'8x11'6			
Bedroom	9'7x9'7			
Rec Room	12'4x11'5			
Utility	9'10x9'7			

LOT & EXTERIOR FEATURES

Lot Area (sqft)	6,589	Width (ft)	
Lot Area (acres)	0.1513	Depth (ft)	
Lot Dimensions			
Roof	Asphalt Shingles		
Exterior Finish	Siding, Vinyl		
Total Parking			
Open Pk Spcs			
Driveway	Paved Drive		
Garage	No Garage		
Lot	Flat, Fences complete, Rectangular		
Outdoor Area	Deck, Fenced, Lawn Front, Lawn Back, Trees/Shrubs, Garden Area		

LEGAL & MORTGAGE

Legal Desc.	Lot 171, Plan 40222 Hillcrest Subdivision
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

An absolute stunning 4 bedroom, 2 bath bi-level in the highly desirable neighbourhood of Hillcrest. This turn-key home backs onto a park & playground and is positioned for amazing sunshine - the neighbours are awesome too! Recently renovated on both levels, it's super bright and modern featuring more than a few fabulous amenities. Heated tile entry and bathroom floors, new kitchen, stainless appliances, butcher block island with inset bottle rack, granite counter tops, nook, laminate floors, upgraded lighting fixtures and electrical, and NEST furnace control. Upper level hosts 2 bedrooms and a full bath with the lower level positioned with 2 bedrooms and a 3pc bath complete with custom tile shower. The lot is fully landscaped with lawn front and back, three raised garden beds, backyard deck, hard surfaced driveway and double wall oil tank. Call today to book an appointment to see this very well appointed and much loved home! 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. Apr 6, 2018.



001608 CIS DATE 2018-04-05

COMPANY 05

RUN DATE 2018-04-05 PAGE 001

SERVICE ACCOUNT SUMMARY REPORT

RUN TIME 16:59:56

TO:

FROM: FREEMAN, SANDY

SERVICE ACCOUNT: 4950353

STATUS: Active

PRICE SCHEDULE: 1160 1160 RES HYDRO NON GOV

STATEMENT ACCOUNT: 05 4950352101

ROUTE: 0681

READ CY: 04

CHARGE CY: 04 STMT CY: 04

CUSTOMER:

ASSOCIATED PRICE:

BUSINESS PHONE: (667) 667-6633

FAX:

SVC ACCT START DATE: 2016-04-20

RESP DISTRICT: WHITEMORSE - 0571

PREMIER: 8 SUMSET DR N

WHITEMORSE YT VIA 4R8

CRITICAL FACILITY: CUSTOMER REFERENCE: 11010 - Single Family / Row Overhead

SIC: 001

SERVICE POINTS: 001

Average per month \$ 191.77

CHARGE/USAGE HISTORY	PRICE	BILLED	NET AMOUNT	STMT DATE	MEASURED	DEMAND	DECD	BILL	RATCHET	LOAD	POWER	BILL	OUTSTANDING
CURRENT BALANCE	00.00	CURRENT	00.00	60 DAY	00.00								
UNPAID DEPOSIT	00.00	30 DAY	00.00	90 DAY	00.00								

CHARGE DATE	SCHED DAYS	BILLED KWH	DEMAND	NET AMOUNT	STMT DATE	MEASURED KWH	DEMAND	DECD	BILL	RATCHET	LOAD	POWER	BILL	OUTSTANDING
2018-02-28	1160	28	1356.00	0.00	0199.34	2018-03-07	1356.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	N ACT
2018-02-28					0199.34									00.00
2018-01-31	1160	29	1276.00	0.00	0186.52	2018-02-07	1276.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	N ACT
2018-01-31					0186.52									00.00
2018-01-02	1160	33	1183.00	0.00	0170.63	2018-01-08	1183.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	N ACT
2018-01-02					0170.63									00.00
2017-11-30	1160	30	1245.00	0.00	0180.45	2017-12-07	1245.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	N ACT
2017-11-30					0180.45									00.00
2017-10-31	1160	29	1090.00	0.00	0155.79	2017-11-07	1090.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	N ACT
2017-10-31					0155.79									00.00
2017-10-02	1160	31	1381.00	0.00	0202.11	2017-10-06	1381.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	N ACT
2017-10-02					0202.11									00.00
2017-09-01	1160	29	06.00	0.00	020.14	2017-09-08	06.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	N ACT
2017-09-01					020.14									00.00
2017-08-03	1160	30	903.00	0.00	0117.71	2017-08-08	903.00	0.00	0.0000	1.00000	0.00	0.00x	0.00x	N ACT
2017-08-03					0117.71									00.00

ATCO-CIS

RPT600	CIS DATE 2018-04-05	COMPANY 05	RUN DATE 2018-04-05	PAGE 002														
SERVICE ACCOUNT SUMMARY REPORT			RUN TIME 16:59:56															
TO: FROM: FREEMAN, SANDY																		
SERVICE ACCOUNT: 4950353	STATUS: Active	PRICE SCHEDULE: 1160 1160	RES HYDRO NON GOV															
STATEMENT ACCOUNT: 05 4950352101	ROUTE: 0601	READ CY: 04	CHANGE CY: 04	STMT CY: 04														
CUSTOMER:																		
ASSOCIATED PRICE:																		
CHANGE/USAGE HISTORY																		
CHARGE DATE	PRICE	SCHED DAYS	BILLED DWH	BILLED DEMAND	NET AMOUNT	STMT DATE	MEASURED DWH	DEMAND	NET NET MEASURED	DEMAND	DCD	BILL CONSTANT	RATCHET DEMAND	LOAD FACTOR	POWER FACTOR	BILL CANCT TYPE	OUTSTANDING BALANCE	
2017-08-03					0117.71													00.00
2017-07-04	1160	29	752.00	0.00	0106.41	2017-07-10	752.00	0.00	0.0000	1.00000	0.00	0.0000	0.00	0.00x	0.00x	N	ACT	00.00
2017-06-05	1160	34	1167.00	0.00	0150.75	2017-06-07	1167.00	0.00	0.0000	1.00000	0.00	0.0000	0.00	0.00x	0.00x	N	ACT	00.00
2017-05-02	1160	32	1578.00	0.00	0228.96	2017-05-05	1578.00	0.00	0.0000	1.00000	0.00	0.0000	0.00	0.00x	0.00x	N	ACT	00.00
2017-03-31	1160	29	1607.00	0.00	0225.35	2017-04-07	1607.00	0.00	0.0000	1.00000	0.00	0.0000	0.00	0.00x	0.00x	N	ACT	00.00
2017-03-02	1160	30	1490.00	0.00	0207.66	2017-03-07	1490.00	0.00	0.0000	1.00000	0.00	0.0000	0.00	0.00x	0.00x	N	ACT	00.00
2017-01-31	1160	27	1317.00	0.00	0101.44	2017-02-07	1317.00	0.00	0.0000	1.00000	0.00	0.0000	0.00	0.00x	0.00x	N	ACT	00.00
2017-01-04	1160	33	1221.00	0.00	0166.93	2017-01-09	1221.00	0.00	0.0000	1.00000	0.00	0.0000	0.00	0.00x	0.00x	N	ACT	00.00
2016-12-02	1160	30	1085.00	0.00	0146.35	2016-12-07	1085.00	0.00	0.0000	1.00000	0.00	0.0000	0.00	0.00x	0.00x	N	ACT	00.00
2016-11-02	1160	29	796.00	0.00	0110.07	2016-11-14	796.00	0.00	0.0000	1.00000	0.00	0.0000	0.00	0.00x	0.00x	N	ACT	00.00
2016-10-04	1160	32	878.00	0.00	0119.49	2016-11-14	878.00	0.00	0.0000	1.00000	0.00	0.0000	0.00	0.00x	0.00x	N	MACT	00.00

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