

	31 THOMPSON ROAD	
	Area Whitehorse Sub Area Granger Postal Code Y1A 5R2 Type Single Family Style Two Storey, Walk Out Taxes \$2,286 (2019) MLS® 12285 Year Built 1990 Zoning Local Imp. Tax Suite Permit	Listing Status Active Possession Negotiable Condo Fees GST No GST Current Price \$509,000 Sale Price Sale Date

INTERIOR FEATURES

Bedrooms	5	# Fireplaces	
Bathrooms	2	Fireplaces Type	
Levels		Heating	Electric, Forced Air
Basement		Water	Elec Water Heater, Water Heater Incl
Bsmt Walls			

Equip Incl **Dishwasher, Stove, Refrigerator, Washer, Dryer**

Features
Flooring

ROOMS (Sqft Fin: 1,792)

	Bsmt	Main	2nd	Other
Sqft				
Entrance				
Living			25'7x12'2	
Dining				
Kitchen			12'7x12'2	
Mast Bedroom			12'6x11'6	
Bathroom		2pc	4pc	
Bedroom			12'3x9'0	
Bedroom			9'0x9'0	
Rec Room		16'6x12'6		

LOT & EXTERIOR FEATURES

Lot Area (sqft)	8,719	Width (ft)	
Lot Area (acres)	0.2002	Depth (ft)	
Lot Dimensions	F-66 S-134 S-124 R-70		
Roof	Asphalt Shingles		
Exterior Finish	Siding		
Total Parking			
Open Pk Spcs			
Driveway	Gravel Drive, RV Parking		
Garage	Att'd Garage, Dble Det'd Gar.		
Lot	Flat, Fences complete, Irregular		
Outdoor Area	Patio, Deck, Fenced, Lawn Front, Lawn Back, Trees/Shrubs, Garden Area, School Bus		

LEGAL & MORTGAGE

Legal Desc.	Lot 1019, Plan 58904, Hillcrest Subdivision, Whitehorse Yukon
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

Nestled into the heart of Granger, 31 Thompson is a charming two storey home with rear yard walkout to a beautifully landscaped backyard. This exceptionally maintained home is loaded with upgrades and tasteful recent improvements. Featuring plenty of extras like a brand new 23x21 insulated and wired detached garage ('19), single attached garage, RV Parking, patio for hot-tub, large sunny back deck, lawn front and back, fully fenced and raised garden beds. Interior features 5 bedrooms, 1.5 baths and is designed to be both family friendly and could also be suited, for those looking for additional monthly revenue. Recent improvements include, renovated kitchen, newer triple pane windows, re-shingled roof ('17), new engineered hardwood and vinyl floors ('19), plumbing upgrade to main bath, additional insulation in the single attached garage and the list goes on... Call today for your 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.com>

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. Jul 27, 2019.



- 1) The south wall of the house along the driveway has soil at a higher grade compared to the rest of the house. Most of this wall is concrete to above grade (garage wall), but a section of it is pressure treated plywood. I observed some dampness at the time of spring thaw near the edges of the plywood floor inside of where this soil grade is higher. When I investigated this, I noticed that some of the outer sheathing plywood near the back corner of the house had started to degrade. This wall was excavated down to the footing insulation, the pressure treated plywood was replaced, and a Blueskin waterproof membrane was applied. On the advice of a professional engineer an opening was made in the drywall in this same area to check for signs of moisture damage within the wall. No signs of moisture damage were found in the wall, and the insulation was in perfect condition. There were also no signs of any moisture or moisture damage in the drywall. Photos are available.
- 2) In preparation for the sale of the home the bathtub drain and overflow were replaced by a professional plumber as the existing ones were corroded.
- 3) After taking possession of the home in 2007, some slight cracks were observed in the drywall of the house during winter. I have lived in the house nearly 12 years and small vertical movements during winter that cause some drywall cracks are a regular and predictable occurrence – their location has not changed over the course of 12 years; when they appear it is during winter and they then close up come spring. I have noticed some variation in the magnitude depending on how cold the winter is, how much snow there is on the ground, etc. The crawl space is heated, and so keeping the furnace at a reasonable temperature is important to also help minimize them. I have also kept the garage heated slightly as it is not connected into the furnace heating. I also recently improved the garage insulation to help this out – in 2018 a new insulated garage door was installed, and an additional layer of rigid foam insulation was added to the outside garage walls. This made a big difference to the temperature of the garage in winter.

I have made repairs to the home in preparation for the sale, but took photos of this cracking. To provide perspective, what is visible represents between 8 and 12 years (they had not been repaired). I consulted a structural engineer and was told that these were cosmetic in nature and so did not worry about them. In preparation for the sale, I again had an structural engineer assess the home and was again told that these are due to frost action, and that they are cosmetic in nature.

PURCHASER:_____ PURCHASER:_____

VENDOR:_____ Date:_____



YUKON ENGINEERING SERVICES

a division of Maven Consulting Limited

PO Box 30254
Whitehorse, Yukon, Canada
Y1A 5M2

Tel. (867) 668-2000 Fax. (604) 259-0318

July 24, 2019

Property/Building Owner
31 Thompson Road
Whitehorse, Yukon Y1A 0C4

**Subject: Structural Inspection of an existing two-storey Residential Building
located at 31 Thompson Road in Whitehorse, Yukon**

Yukon Engineering Services (YES) was commissioned to perform a structural assessment and certification for the existing two-storey residential building located at 31 Thompson Road, Whitehorse, Yukon.

YES has completed the following tasks:

- Conduct site visual inspection of existing building elements and review of previous building site photos; and
- Prepare structural assessment to conform with the minimum requirements of the 2015 National Building Code of Canada (NBCC).

The basic intent of this structural assessment is to categorically identify, in general terms, as to whether or not the building or parts of the building itself are safe to occupy on either full time or for limited time periods and provide remedial measures of the affected structural elements.

The field investigation was conducted by the undersigned on July 12th, 2019 along with the client. Our report is based on actual information obtained during the site visit such as the visual inspection of the exposed structural component and site photographs taken to support the condition assessment. This evaluation report does not include nor imply any review of the structural design and seismic upgrades for their conformity to any applicable Building Codes, and/or Territorial design guidelines.

Based on our engineering field review and visual inspection, we hereby certify that the above-subject residential building does not pose any extreme structural or other hazards at present and is considered to be structurally sound and safe to use. However, the client disclosed seasonal movement on the west side of the building wall due to frost heaving and drainage issue. Recently, the client installed a new barrier along the foundation wall to minimize seepage intrusion and keeping the crawl space heated during winter season.



Yukon Engineering Services is pleased to submit this structural inspection report and certification for the above-subject project. We trust that the information provided herein fulfills your requirements. Should you have any questions or clarifications, please don't hesitate to contact the undersigned at your convenience at (867)668-2000 or ncarpina@yes-group.ca.

Yukon Engineering Services

Per:

Noel C. Carpina, M.Sc.,P.Eng.
Senior Civil/Structural Engineer



SERVICE ACCOUNT: 3074273 STATUS: Active PRICE SCHEDULE: 1160 1160 RES HYDRO MON GOV
 STATEMENT ACCOUNT: 05 3074273101 ROUTE: 0743 READ CY: 13 CHANGE CY: 13 SIMT CY: 13
 CUSTOMER:
 ASSOCIATED PRICE:

CHARGE/USAGE HISTORY		PRICE	BILLED	NET AMOUNT	SIMT DATE	MEASURED KWH	DEMAND	DCD	BILL	RATCHET	LOAD	POWER	BILL	OUTSTANDING
CHARGE DATE	SCHED DAYS	BILLED KWH	DEMAND	NET AMOUNT	SIMT DATE	MEASURED KWH	DEMAND	DCD	CONSTANT	DEMAND	FACTOR	POWER	CANCEL TYPE	BALANCE
2018-10-16	1160	29	0.00	1171.00	2018-10-19	1171.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	\$0.00
2018-10-16	1160	29	0.00	1171.00	2018-10-19	1171.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	\$0.00
2018-09-17	1160	34	0.00	1051.00	2018-09-20	1051.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	\$0.00
2018-09-17	1160	34	0.00	1051.00	2018-09-20	1051.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	\$0.00
2018-08-14	1160	29	0.00	419.00	2018-08-21	419.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	\$0.00
2018-07-16	1160	32	0.00	560.00	2018-07-20	560.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	\$0.00
2018-07-16	1160	32	0.00	560.00	2018-07-20	560.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	\$0.00
2018-06-14	1160	30	0.00	425.00	2018-06-20	425.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	\$0.00
2018-06-14	1160	30	0.00	425.00	2018-06-20	425.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	\$0.00
2018-05-15	1160	27	0.00	334.00	2018-05-18	334.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	\$0.00
2018-05-15	1160	27	0.00	334.00	2018-05-18	334.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	\$0.00
2018-04-18	1160	36	0.00	1063.00	2018-04-20	1063.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	\$0.00
2018-04-18	1160	36	0.00	1063.00	2018-04-20	1063.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	\$0.00
2018-03-13	1160	20	0.00	7648.00	2018-03-20	7648.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	\$0.00
2018-03-13	1160	20	0.00	7648.00	2018-03-20	7648.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	\$0.00
2018-02-13	1160	29	0.00	4088.00	2018-02-16	4088.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	\$0.00
2018-02-13	1160	29	0.00	4088.00	2018-02-16	4088.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	\$0.00
2018-01-15	1160	33	0.00	3618.00	2018-01-19	3618.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	\$0.00
2018-01-15	1160	33	0.00	3618.00	2018-01-19	3618.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT	\$0.00

12 months & 3,061.12 kWh & 255.09/month.

ATCO-GIS

071608 CIS DATE 2019-07-15

COMPANY 05

RUN DATE 2019-07-15 PAGE 001

SERVICE ACCOUNT SUMMARY REPORT

RUN TIME 16:03:23

701

SERVICE ACCOUNT: 3074273 STATUS: Active PRICE SCHEDULE: 1160 1160 RES HYDRO NON COV
STATEMENT ACCOUNT: 05 3074273101 ROUTE: 8743 READ CY: 13 CHARGE CY: 13 SYM CY: 13

CUSTOMER:

ASSOCIATED PRICE:

BUSINESS PHONE:
SVC ACCT START DATE: 2009-06-15 FAX:

RESP DISTRICT: WHITEHORSE - 0571
PREMISES: 31 THOMPSON RD
WHITEHORSE VT VIA DCA

CRITICAL FACILITY:
CUSTOMER REFERENCE:
SIC: 11020 - Single Family / Row Underground
SERVICE POINTS: 001

CURRENT BALANCE 40.00 CURRENT 40.00 40 DAY 40.00
UNPAID DEPOSIT 40.00 30 DAY 40.00 90 DAY 40.00

CHARGE/USAGE HISTORY

CHARGE DATE	SCHED DAYS	BILLED KWH	DEMAND	NET AMOUNT	SYMT DATE	MEASURED KWH	DEMAND	DCD	BILL	RATCHET	LOAD	POWER	BILL	OUTSTANDING
PRICE														
2019-05-14	1160	32	1079.00	0.00	1164.74	2019-05-21	1079.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT
2019-05-14					1164.74									40.00
2019-05-13	1160	38	763.00	0.00	1120.97	2019-06-19	763.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT
2019-06-13					1120.97									40.00
2019-04-12	1160	30	1432.00	0.00	1217.67	2019-04-17	1432.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT
2019-04-12					1217.67									40.00
2019-03-13	1160	28	2730.00	0.00	1455.91	2019-03-20	2730.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT
2019-03-13					1455.91									40.00
2019-02-13	1160	29	3024.00	0.00	1477.80	2019-02-19	3024.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT
2019-02-13					1477.80									40.00
2019-01-15	1160	33	3459.00	0.00	1554.55	2019-01-21	3459.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT
2019-01-15					1554.55									40.00
2018-12-13	1160	28	2128.00	0.00	1335.35	2018-12-19	2128.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT
2018-12-13					1335.35									40.00
2018-11-15	1160	30	1916.00	0.00	1291.10	2018-11-21	1916.00	0.00	0.0000	1.00000	0.00	0.00X	0.00X	N ACT
2018-11-15					1291.10									40.00

ATCO-CIS



CITY OF WHITEHORSE

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

Date of Report: Jul 16, 2019

BUILDING FILE INFORMATION

Page # 1 of 2

Lot - 1019 Block- 58904 Subdivision - GRANGER SUBDIVISION LTO # - 58904 Zoning - RS

Municipal Address(s): 31 THOMPSON ROAD

ZONING BYLAW STATUS

Siting Approval (YES/NO) YES
Survey Certification On File (YES/NO) YES
Surveyor MILES & ASSOC.
Survey Date Jun 15, 1994

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
16798	3451BP	Jun 13, 1989	BUIL-NEW1	New Building Permit	Sep 14, 1989	Sep 14, 1989
ATTACH_GAR = 280 SQ FT, APPROX. BLDG UNIT = 1 DECK = FRONT COVERED PORCH - 4' X 32' & REAR BALCONY - 16' X 26' DESCRIPTION = NEW 2-STOREY S. F. RESIDENCE WATTACHED GARAGE, FRONT COVERED PORCH & REAR BALCONY. DWELLING = 1 REMARK = YTG ELECTRICAL APPROVAL - JULY 1989. YTG PROPANE (FURNACE & TANK) APPROVAL - DECEMBER 1991.						
16799		Jun 13, 1989	PLUM-NEWP	New Plumbing Permit		Sep 14, 1989
16800	5093BP	Jul 15, 1991	BUIL-ADTN	Building Addition Permit		Aug 13, 1992
DESCRIPTION = NEW PL. - 9 FIXTURES. SIZE = REAR BALCONY - 4' X 16' & NEW EXTENSION TO REAR BALCONY - 16' X 26'						
29924	HRO002	Jan 07, 1999	HEAT-OILF	Oil Fired - furn,boil,spaceheat		Jan 08, 1999
CHIM_TYPE = DIRECT VENT DESCRIPTION = NEW OIL SPACE HEATER & NEW OIL TANK. MAKE = TOYO MODEL = 73 TANK_SIZE = 250G. LOCAT_APPL = DEN AREA LOCAT_TANK = A/G EXT.						
33515		Jul 19, 2001	ACCS-SHED	New Shed		Jul 19, 2001
DESCRIPTION = EXISTING REAR SHED. SIZE = 10' X 12'						



CITY OF WHITEHORSE

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

Date of Report: Jul 16, 2019

BUILDING FILE INFORMATION

Page # 2 of 2

PERMITS ISSUED

Permit #	Old Permit	Issue Date	Type	Description	Occupancy	Final
43097		Jul 03, 2009	BUIL-ADTN	Building Addition Permit		Jul 24, 2009
DESCRIPTION = NEW BALCONY STAIRWAY. SIZE = 3' X 12.8'						
20172267		Sep 22, 2017	ACCS-GRGE	New Garage - Detached		Jul 09, 2019
DESCRIPTION = NEW DETACHED GARAGE W/SMALL 2ND FLOOR STORAGE LOFT ACCESSED BY LADDER. SIZE = 21' X 23' REMARK = YTG ELECTRICAL APPROVAL - JULY 31, 2018.						

Signed by:

Title: CSR

Requested by: cm/URBAN REALTY

File #: EMAIL

Date: Jul 15, 2019



Community Services, Protective Services Division
Building Safety Branch (C-8)
Box 2703, Whitehorse, YT Y1A 2C6

BUILDING FILE REPORT

Lot	1019	Block		Plan	58904
Civic Address	31 Thompson Road, Whitehorse				

Permits Issued & Status					
Permit Type	Denied	Occupancy	Final	Lapsed	Cancelled
Electrical Permit # 10760	Yes				
Description:	Wire dwelling				
Gas Permit # 1472	Yes				
Description:	Install furnace & 500G tank				
If not listed above, our records contain no information regarding any approved woodstove and/or chimney installations.					

NOTE: Lapsed permits – due to inactivity

It is the <i>OWNERS'</i> responsibility to call for any <i>INSPECTIONS</i>. Please be advised that 3 business days notice is required when requesting an <i>INSPECTION</i>.
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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.

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.

