



23-19 WANN ROAD

Area	Whitehorse	Listing Status	Active
Sub Area	Porter Creek	Possession	Negotiable
Postal Code	Y1A 4A2	Condo Fees	\$60
Type	Single Family	GST	No GST
Style	Two Storey	Current Price	\$459,000
Taxes	\$2,830 (2019)	Sale Price	
MLS®	12341	Sale Date	
Year Built	2016		
Zoning	RM		
Local Imp. Tax			
Suite Permit			

INTERIOR FEATURES

Bedrooms	4	# Fireplaces	
Bathrooms	3	Fireplaces Type	
Levels		Heating	Electric
Basement	Basement	Water	Elec Water Heater, Water Heater Incl
Bsmt Walls	Preserved Wood		

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

ROOMS (Sqft Fin: 2,204)

	Bsmt	Main	2nd	Other
Sqft				
Entrance		11'10x5'8		
Living		13'8x11'8		
Dining		14'0x11'1		
Kitchen		12'8x9'2		
Master Bedroom			13'8x11'8	
Bathroom	3pc	2pc	4pc	
Bedroom	23'0x11'4		11'6x9'0	
Den	13'5x11'3		11'6x9'0	

LOT & EXTERIOR FEATURES

Lot Area (sqft)	3,616	Width (ft)	
Lot Area (acres)	0.083	Depth (ft)	
Lot Dimensions			
Roof	Asphalt Shingles		
Exterior Finish	Siding		
Total Parking			
Open Pk Spcs			
Driveway	RV Parking, Paved Drive		
Garage	Single Att'd Gar.		
Lot	Irregular		
Outdoor Area	Deck, Lawn Front		

LEGAL & MORTGAGE

Legal Desc.	Unit 8, WCC 199
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

Home ownership CAN be made easy! Check out this like new two storey home featuring 4 bedrooms, 2.5 baths in Crocus Glen on a corner lot. This bare land strata development is cute as a button and has developed into a community of caring home owners who value pride of ownership. Large flow through entry way leads into the open concept dining/kitchen. Stainless appliances with plenty of counter space and cabinets accent the bright kitchen area. Separate living room combined with laundry, 1/2 bath and garage access round out the main level. Upper floor features 3 bedrooms and a full bath. The fully finished basement boasts a huge bedroom with 3pc ensuite, den and flex space. Paved driveway, attached garage, landscaped front yard, custom window coverings, awesome front entry storage system, and rear deck make this an attractive package in today's market. Don't forget, room for toys in the spacious back/side yard ready for you to develop to your preference. Call today! 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. Aug 16, 2019.

