

		24 KETTLE LAKE PLACE	
		Area Whitehorse Sub Area Mt. Sima Postal Code Y1A 1A8 Type Single Family Style Two Storey Taxes \$5,066 (2019) MLS® 12324 Year Built 2011 Zoning Local Imp. Tax Suite Permit	Listing Status Active Possession Negotiable Condo Fees GST No GST Current Price \$899,000 Sale Price Sale Date

INTERIOR FEATURES

Bedrooms	4	# Fireplaces	
Bathrooms	3	Fireplaces Type	Gas
Levels	2	Heating	Forced Air, Wood, Propane
Basement	Crawl	Water	Gas Water Heater, Water Heater Incl
Bsmt Walls	Preserved Wood		

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

ROOMS (Sqft Fin: 3,700)

	Bsmt	Main	2nd	Other
Sqft				
Entrance		8'8x18'0		
Living			28'0x13'4	
Dining				
Kitchen			28'0x19'0	
Master Bedroom			14'6x15'3	
Bathroom		4pc	4pc	
Bedroom		11'2x11'1	13'5x12'0	
Bedroom			13'4x12'4	
Fam Rm		20'7x15'11		
Games Rm		16'8x13'4		
Laundry		9'11x7'9		
Ensuite			5pc	

LOT & EXTERIOR FEATURES

Lot Area (sqft)	143,709	Width (ft)	
Lot Area (acres)	3.2991	Depth (ft)	
Lot Dimensions			
Roof	Asphalt Shingles		
Exterior Finish	Siding, Concrete, Stone		
Total Parking			
Open Pk Spcs			
Driveway	Gravel Drive, RV Parking		
Garage	Dble Att'd Gar., Dble Det'd Gar.		
Lot	Flat, Bush some, Fences some, Irregular		
Outdoor Area	Balcony(s), Deck, Fenced, Lawn Back, Trees/Shrubs, Garden Area		

LEGAL & MORTGAGE

Legal Desc.	Lot 88, Plan 2008-0093, Whitehorse Copper Subdivision
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

WOW! Once in awhile a truly dynamic property comes to market - this is it! Located on a serene 3.3 acre country res lot in Mt Sima this attractive 3700 sq ft 4 bdrm 3 bth beauty has loads of living space! Gorgeous finishing, from granite countertops, maple cabinets, trendy lighting, mix of tasteful paint and flooring throughout! Cedar cathedral ceilings in the dream kitchen complimented with double oven, gas range, stainless fridge/dishwasher, pantry and deck access overlooking landscaped yard with green house. Lower level features a massive heated tile entry, 4th bedroom, theatre room, rec-room, full bath, walkout, attached garage access and laundry. Heated with a propane/wood combo forced air system, radon mitigation in-place, on-demand hot-water, custom window coverings, well, approved septic oh and did we mention the 36x48 detached shop! This property truly does have too many features to list here. Please 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. Aug 12, 2019.

