



19 SANDPIPER DRIVE

Area	Whitehorse	Listing Status	Active
Sub Area	Arkell	Possession	45 days
Postal Code	Y1A 6B7	Condo Fees	
Type	Single Family	GST	No GST
Style	Mobile	Current Price	\$309,000
Taxes		Sale Price	
MLS®	12758	Sale Date	
Year Built	1996		
Zoning	RS		
Local Imp. Tax			
Suite Permit			

INTERIOR FEATURES

Bedrooms	2	# Fireplaces	
Bathrooms	1	Fireplaces Type	
Levels		Heating	Forced Air, Propane
Basement		Water	Elec Water Heater, Water Heater Incl
Bsmt Walls			

Equip Incl	Dishwasher, Stove, Refrigerator, Washer, Storage Shed, Dryer
Features	Dishwasher BI, Hood Fan
Flooring	

ROOMS (Sqft Fin: 950)

	Bsmt	Main	2nd	Other
Sqft				
Entrance				
Living		15'3x13'0		
Dining		11'0x7'10		
Kitchen		15'0x13'0		
Master Bedroom		11'0x10'5		
Bathroom		4pc		
Bedroom		8'5x8'0		

LOT & EXTERIOR FEATURES

Lot Area (sqft)	6,146	Width (ft)	55
Lot Area (acres)	0.1411	Depth (ft)	112
Lot Dimensions			
Roof	Asphalt Shingles		
Exterior Finish	Siding, Vinyl		
Total Parking			
Open Pk Spcs			
Driveway	Gravel Drive, RV Parking		
Garage	No Garage		
Lot	Flat, Fences complete, Rectangular		
Outdoor Area	Deck, Fenced, Trees/Shrubs, Garden Area		

LEGAL & MORTGAGE

Legal Desc.	Lot 24, Plan 94-26, Arkell Subdivision, Whitehorse YT
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

Beautiful, bright and cheerful best describe, this 2 bedroom 1 bath mobile home in Arkell. Spacious kitchen & dining room complete with pantry and island. The living room features bamboo hardwood floors and boasts convenient outdoor deck access. Master bedroom features shared access to the main bath and laundry. The large lot is beautifully landscaped, is fully fenced and features a variety of trees, and shrubs. Complete with three storage sheds, gravel driveway and RV parking. Call today to book your personal tour. 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. Apr 27, 2020.



RP1600	CIS DATE 2020-04-17	COMPANY 05	SERVICE ACCOUNT SUMMARY REPORT										RUN DATE 2020-04-17	PAGE 002
TO:														
SERVICE ACCOUNT: 160162		STATUS: Active		PRICE SCHEDULE: 1160 1160 RES HYDRO NON GOV										
STATEMENT ACCOUNT: 05 0016016201		ROUTE: 8730		READ CY: 13	CHARGE CY: 13	STMT CY: 13								
CUSTOMER:														
ASSOCIATED PRICE:														
CHARGE/USAGE HISTORY														
PRICE	BILLED	NET NET MEASURED		DCD	BILL	POWER	BILL	OUTSTANDING						
CHARGE DATE SCHED DAYS	BILLED KWH	DEMAND	NET AMOUNT	STMT DATE	MEASURED KWH	DEMAND	RATCHET	LOAD	FACTOR	CANC?	TYPE	BALANCE		
2019-08-15			\$91.11									\$0.00		
2019-07-15 1160 32	585.00	0.00	\$98.16	2019-07-19	585.00	0.00	0.00	0.00	0.00	N	ACT	\$0.00		
2019-07-15			\$98.16									\$0.00		
2019-06-13 1160 30	655.00	0.00	\$106.58	2019-06-19	655.00	0.00	0.00	0.00	0.00	N	ACT	\$0.00		
2019-06-13			\$106.58									\$0.00		
2019-05-14 1160 33	713.00	0.00	\$113.45	2019-05-21	713.00	0.00	0.00	0.00	0.00	N	ACT	\$0.00		
2019-05-14			\$113.45									\$0.00		
2019-04-11 1160 28	650.00	0.00	\$101.99	2019-04-17	650.00	0.00	0.00	0.00	0.00	N	ACT	\$0.00		
2019-04-11			\$101.99									\$0.00		
2019-03-14 1160 29	778.00	0.00	\$115.90	2019-03-20	778.00	0.00	0.00	0.00	0.00	N	ACT	\$0.00		
2019-03-14			\$115.90									\$0.00		
2019-02-13 1160 29	729.00	0.00	\$109.79	2019-02-19	729.00	0.00	0.00	0.00	0.00	N	ACT	\$0.00		
2019-02-13			\$109.79									\$0.00		
2019-01-15 1160 33	832.00	0.00	\$122.61	2019-01-21	832.00	0.00	0.00	0.00	0.00	N	ACT	\$0.00		
2019-01-15			\$122.61									\$0.00		
2018-12-13 1160 28	723.00	0.00	\$109.05	2018-12-19	723.00	0.00	0.00	0.00	0.00	N	ACT	\$0.00		
2018-12-13			\$109.05									\$0.00		
2018-11-15 1160 30	688.00	0.00	\$104.70	2018-11-21	688.00	0.00	0.00	0.00	0.00	N	ACT	\$0.00		
2018-11-15			\$104.70									\$0.00		
2018-10-16 1160 29	546.00	0.00	\$87.03	2018-10-19	546.00	0.00	0.00	0.00	0.00	N	ACT	\$0.00		
2018-10-16			\$87.03									\$0.00		

ATCO-CIS

ATCO-CIS



CITY OF WHITEHORSE

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

Date of Report: Apr 21, 2020

BUILDING FILE INFORMATION

Page # 1 of 2

Lot - **24** Block - **94-26** Subdivision - **ARKELL SUBDIVISION** LTO # - **94-26** Zoning - **RS**
Municipal Address(s): **19 SANDPIPER DRIVE**

ZONING BYLAW STATUS

Siting Approval (YES/NO) YES
Survey Certification On File (YES/NO) YES
Surveyor UNDERHILL GEO
Survey Date Jun 24, 1996

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
14975	BRM198	Jun 04, 1996	BUIL-MOBI	Mobile Home Placement	Jun 27, 1996	Jun 27, 1996
MODEL = S-157 REMARK = YTG PROPANE APPROVAL - JUNE 26, 1996. DECK = STANDARD LANDINGS - 4' X 4' EACH. DESCRIPTION = NEW MOBILE HOME PLACEMENT W/TWO (2) STANDARD LANDINGS, STAIRS & RAILINGS. MOBUNIT = 1 DWELLING = 1 MAKE = NOR-TEC SERIAL = #4611 SIZE = 14' X 71' TRLR MOD = #4611 YEAR = 1996 Z240 = 1996 CSA# = #468432						
14976	PRS095	Jun 04, 1996	PLUM-CONN	Sewer or Water Connection		Jun 27, 1996
DESCRIPTION = WATER & SEWER CONNECTION.						
14977	BRA253	Jun 24, 1996	BUIL-ADTN	Building Addition Permit	Jun 27, 1996	Jun 27, 1996
DESCRIPTION = NEW SIDE DECK W/STAIRS & RAILINGS. SIZE = 8' X 26'						
42513		Dec 08, 2008	BUIL-RENO	Renovation Permit		Jan 19, 2009
DESCRIPTION = EXTERIOR RETRO-FIT: NEW INSULATION & SIDING.						



CITY OF WHITEHORSE

2121 Second Avenue Whitehorse, Yukon Y1A 4T3
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Date of Report: Apr 21, 2020

BUILDING FILE INFORMATION

Page # 2 of 2

Signed by:

Title: CSR

Requested by: cm/URBAN REALTY

File #: EMAIL

Date: Apr 17, 2020

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

BUILDING FILE REPORT

Lot	24	Block		Plan	94-26
Civic Address	19 Sandpiper Drive, Arkell, Whitehorse, YT				

Permits Issued & Status					
Permit Type	Denied	Occupancy	Final	Lapsed	Cancelled
Electrical Permit # 11376			Yes		
Description:	Hookup trailer service				

It is the *OWNER'S* responsibility to call for any *INSPECTIONS*.
Please be advised that 3 business days notice is required when requesting an *INSPECTION*.

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.

Building File Report

Date:	April 20, 2020
Legal Description:	Plan: 94-26 Lot: 24 Town: Whitehorse Subdivision: Arkell Subdivision Yukon Territory
Civic Address:	19 Sandpiper Drive Whitehorse

Permits Issued & Status

Permit Type/Number & Description of Work	Date Permit Issued	Permit Denied	Permit Lapsed	Permit Cancelled	Occupancy Approval	Permit Closed
Gas Permit - 4302	1996-06-18					2015-02-11
Furnace & 1 x 500						
Gas Permit - 4625	2005-08-08					2005-08-11
1 x 500						
If not listed above, our records contain no information regarding any approved woodstove or chimney installations.						

NOTE: Cancelled/Lapsed Permits - due to inactivity or at request of owner

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✉ Building Safety (C-8), P.O. Box 2703, Whitehorse, YT Y1A 2C6
☎ 867-667.5741 1-800-661-0408 ext. 5741 F 867-393-6249
@ buildingsafety@gov.yk.ca

