



84 PONDEROSA DRIVE

Area	Whitehorse	Listing Status	Active
Sub Area	Porter Creek	Possession	Negotiable
Postal Code	Y1A 5G9	Condo Fees	
Type	Single Family	GST	No GST
Style	Split (4 level)	Current Price	\$624,900
Taxes		Sale Price	
MLS®	12776	Sale Date	
Year Built			
Zoning	RS		
Local Imp. Tax			
Suite Permit			

INTERIOR FEATURES

Bedrooms	3	# Fireplaces	
Bathrooms	2	Fireplaces Type	Gas
Levels		Heating	Electric, Forced Air, Wood
Basement	Basement, Slab	Water	Elec Water Heater, Water Heater Incl
Bsmt Walls	Preserved Wood		

Equip Incl **Alarm System, Dishwasher, Drapes, Stove, Refrigerator, Washer, Dryer**
 Features **Dishwasher BI, Garage Door Opener**
 Flooring

ROOMS (Sqft Fin: 1,984)

	Bsmt	Main	2nd	Other
Sqft				
Entrance		11'5x4'4		
Living		13'6x13'0		
Dining			13'1x9'4	
Kitchen			11'7x9'3	
Master Bedroom				15'3x12'10
Bathroom				4pc
Nook			13'3x7'9	
Ensuite				3pc
Bedroom				9'8x9'2
Bedroom				9'9x9'1
Rec Room	16'11x15'2			
Storage	10'8x8'1			
Utility	13'5x12'5			

LOT & EXTERIOR FEATURES

Lot Area (sqft)	8,697	Width (ft)	
Lot Area (acres)	0.1997	Depth (ft)	
Lot Dimensions	F-67 S-143 S-131 R-61		
Roof	Asphalt Shingles		
Exterior Finish	Siding, Other		
Total Parking			
Open Pk Spcs			
Driveway	RV Parking, Paved Drive		
Garage	Dble Att'd Gar.		
Lot	Flat, Gently Rolling, Fences complete, Irregular		
Outdoor Area	Patio, Deck, Fenced, Lawn Front, Lawn Back, Trees/Shrubs, School Bus		

LEGAL & MORTGAGE

Legal Desc. **Lot 1421, Plan 57388, Porter Creek C Subdivision, Whitehorse YT**
 Mortgage Info **Treat As Clear Title**
 Mortgage 1
 Mortgage 2

Custom 4 level split, nestled onto greenbelt, superbly located on Ponderosa Drive. Private and bright, this quality-built 3 bedroom, 2 bathroom home has been meticulously maintained inside and out. A vaulted cedar ceiling, gas fireplace, and bay window accent the beautiful living room. Step up to the formal dining room and kitchen boasting a tile backsplash, oak cabinets, plenty of counter space, and a generous pantry. French doors lead to a two-tiered deck overlooking the fully-fenced and landscaped back yard. Bedrooms are located on the upper level with the master featuring a walk-in closet and ensuite with a soaker jacuzzi tub. Lower level is where you'll find the rec-room, laundry and mechanical room. Combination wood/electric furnace, 200amp electrical service, newer roof, triple pane windows, 60 gal hot water tank, and full concrete slab with crawl space storage round out this wonderful offering. Call today for complete details and to schedule your appointment to view. 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. May 11, 2020.



84 Ponderosa Drive — Electrical Consumption

2019 Consumption = \$3,782.99 Average = \$315.25/month

05 114213 FORSYTH Premises (F7)

Service Account Number

1160 AC SP 1 CY 9 M

1160 AC SP 1 CY 9 M

End

Service Conditions 1

Statement Account APR 3

Statement Conditions 2

Statement Account

Current Svc Acct Balance

11421301

\$ 0.00

Premises

Service

84 PONDEROSA DR WHITEHORSE YT Y1A5G9

Residential Electricity

Annual Usage

25178

Charge Period Summary:

Type of Charge

Distribution Recurring Charge

Charge To Date

Info

Only?

Days

Base Sched

Reading

Read Type

Status

Net Amount

Calc Method

Multiplier

Charged Usage

Charged Demand

Statement Date

Net Measured Usage

Net Measured Demand

Dec 9, 2019

No

31

1160

20,119

ACT

ORIG

\$ 521.78

ACT

1.000000

3,037.00

0.00

Dec 13, 2019

3,037.00

0.00

Nov 8, 2019

No

31

1160

17,082

ACT

ORIG

\$ 395.98

ACT

1.000000

2,447.00

0.00

Nov 15, 2019

2,447.00

0.00

Oct 8, 2019

No

28

1160

14,635

ACT

ORIG

\$ 212.46

ACT

1.000000

1,354.00

0.00

Oct 15, 2019

1,354.00

0.00

Sep 10, 2019

No

32

1160

13,281

ACT

ORIG

\$ 141.27

ACT

1.000000

912.00

0.00

Sep 13, 2019

912.00

0.00

Aug 9, 2019

No

31

1160

12,369

ACT

ORIG

\$ 95.96

ACT

1.000000

570.00

0.00

Aug 15, 2019

570.00

0.00

Jul 9, 2019

No

32

1160

11,799

ACT

ORIG

\$ 112.34

ACT

1.000000

690.00

0.00

Jul 15, 2019

690.00

0.00

Jun 7, 2019

No

30

1160

11,109

ACT

ORIG

\$ 126.78

ACT

1.000000

810.00

0.00

Jun 14, 2019

810.00

0.00

May 8, 2019

No

30

1160

10,299

ACT

ORIG

\$ 247.75

ACT

1.000000

1,570.00

0.00

May 14, 2019

1,570.00

0.00

Apr 8, 2019

No

32

1160

8,729

ACT

ORIG

\$ 348.94

ACT

1.000000

2,247.00

0.00

Apr 12, 2019

2,247.00

0.00

Mar 7, 2019

No

28

1160

6,482

ACT

ORIG

\$ 513.82

ACT

1.000000

3,227.00

0.00

Mar 14, 2019

3,227.00

0.00

Feb 7, 2019

No

28

1160

3,255

ACT

ORIG

\$ 499.67

ACT

1.000000

3,148.00

0.00

Feb 13, 2019

3,148.00

0.00

Jan 10, 2019

No

34

1160

107

ACT

ORIG

\$ 564.44

ACT

1.000000

3,515.00

0.00

Jan 15, 2019

3,515.00

0.00

Charges by Price Schedule:

Charge To Date

Price Sched

Adj?

Net Amount

Apr 8, 2019

1160

No

\$ 348.94

Task 5

Details 5

Superior Propane
Propane Purchases for 84 Ponderosa drive
2020 Purchases = 511.90 litres



SCALE : 1 : 250 Metric

DRIVE



JOB	Y -	F.B.	P.	SK	JOB	F.B.	P.	SK
JOB Y -	4536	F.B. 359	P. 26	SK 3078	JOB	F.B.	P.	SK
" Y -	5178	"	88	" 3587 (Changed)				
93189	"		26 & 88	433 (no changes)				

5K 433/

Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

9.15	RS	<i>Residential Single Detached</i>
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.