



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: 2,280)

	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. Beautiful vaulted cedar ceiling and gas fireplace accent the living room with bay window. Step up to the formal dining room and kitchen boasting tile backsplash, oak cabinets and plenty of counter space and pantry space. 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 soaker jacuzzi tub in the ensuite. 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:

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URBAN REALTY GROUP

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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.

