

			
24 ARNHAM ROAD			
Area	Whitehorse	Listing Status	Active
Sub Area	Takhini	Possession	Quick
Postal Code	Y1A 3B4	Condo Fees	
Type	Duplex	GST	No GST
Style	Two Storey	Current Price	\$439,000
Taxes	\$1,546 (2020)	Sale Price	
MLS®	12890	Sale Date	
Year Built	1950		
Zoning	RCS2		
Local Imp. Tax	937		
Suite Permit			

INTERIOR FEATURES

Bedrooms	3	# Fireplaces	
Bathrooms	1	Fireplaces Type	
Levels		Heating	Forced Air, Oil
Basement	Basement, Slab	Water	Elec Water Heater, Water Heater Incl
Bsmt Walls	Concrete		

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

ROOMS (Sqft Fin: 1,246)

	Bsmt	Main	2nd	Other	LOT & EXTERIOR FEATURES	
Sqft					Lot Area (sqft)	0
Entrance		7'0x6'1			Lot Area (acres)	0.00
Living		16'8x11'8			Lot Dimensions	
Dining		11'8x8'6			Roof	Asphalt Shingles
Kitchen		14'10x11'8			Exterior Finish	Siding, Other
Master Bedroom			11'8x10'0		Total Parking	
Bathroom			4pc		Open Pk Spcs	
Bedroom			11'10x9'6		Driveway	Gravel Drive, RV Parking
Bedroom			14'0x8'1		Garage	Single Det'd Gar.
Rec Room	19'5x10'4				Lot	Flat, Fences complete, Rectangular
Utility	22'9x11'1				Outdoor Area	Patio, Deck, Fenced, Trees/Shrubs, School Bus

LEGAL & MORTGAGE

Legal Desc.	Lot 91, Plan 29819 Takhini Subdivision, Whitehorse Yukon
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

Prime Takhini 1/2 duplex with numerous upgrades that make this charming home a must see in today's market. Three bedrooms and a beautifully renovated main bathroom on the upper level. Tiled front entryway on the main level leads to a living room and dining room basking in sunlight. Newly appointed kitchen ('18), features upgraded stainless appliances, island w/granite composite sink. Well cared for original hardwood floors add to the character. Full basement with additional insulation is ideal to use as a rec-room and gear storage. Major upgrades to building envelope, roof ('20), forced air oil furnace ('12), oil tank ('12), and hot water tank ('18). Fully fenced rear yard features expansive pressure treated patios, and a side yard perfect for children or pets. Did I mention this property is complete with a shared garage and enough parking for multiple vehicles/toys Call today for your personal viewing 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.ca>

URBAN REALTY GROUP

☎ 867-322-8726

Office Email info@urbanrealtygroup.ca Office Website <http://www.urbanrealtygroup.ca>

2054 Second Avenue Whitehorse, YT Y1A 1A8 - 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. Jul 29, 2020.



Building File Report

Date:	July 27, 2020
Legal Description:	Plan: 29819 Lot: 91 Town: Whitehorse Yukon Territory
Civic Address:	24 Arnhem Road Whitehorse

Permits Issued & Status

Permit Type/Number & Description of Work	Date Permit Issued	Permit Denied	Permit Lapsed	Permit Cancelled	Occupancy Approval	Permit Closed
Electrical Permit - 24552	2009-05-05					2009-08-07
Remove and replace panel						
Electrical Permit - 2018-1264-E	2018-08-29					2018-12-10
Bathroom reno. Add sub panel in existing detached garage. Smoke detectors wired together - 1 per floor. (No electric heat)						
Electrical Permit - 2018-1923-E	2018-12-03					
Kitchen reno						
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

**It is the *OWNERS'* 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 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

24 Arnhem Road — Electrical Consumption Report

File Options View Print Help Windows Help

24 Arnhem Road

Distribution ATCO-CIS

Service Account Number: 05 4234 1150 AC SP 1 CY 5M

Find

Service Conditions 1

Statement Account A/R 3

Statement Conditions 2

Statement Account: 4229301

Current Svc Acct Balance: \$122.52

Premises: 24 ARNHEM RD WHITEHORSE YT Y1A3B4

Service: Residential Electricity

Annual Usage: 11453

Charge Period Summary

Charge To Date	Info Only?	Days	Base Sched	Reading	Read Type	Status	Net Amount	Calc Method	Multipier	Charged Usage	Charged Demand	Statement Date	Net Measured Usage	Net Measured Demand	Net Retail Demand	Power Factor	Load Factor	Installation Multiplier	Net Value	Estimating Factor
Jul 1, 2020	No	31	1150	81,525	ACT	ORIG	\$218.13	ACT	1.000000	1,154.00	0.00	Jun 24, 2020	1,154.00	0.00	0.00	0.0%	0.0%	1.00000000	0.000000	0.00000000
Jun 1, 2020	No	31	1150	80,372	ACT	ORIG	\$224.37	ACT	1.000000	1,199.00	0.00	Jun 21, 2020	1,199.00	0.00	0.00	0.0%	0.0%	1.00000000	0.000000	0.00000000
May 1, 2020	No	30	1150	59,173	ACT	ORIG	\$177.50	ACT	1.000000	955.00	0.00	May 25, 2020	955.00	0.00	0.00	0.0%	0.0%	1.00000000	0.000000	0.00000000
Apr 1, 2020	No	30	1150	58,218	ACT	ORIG	\$154.76	ACT	1.000000	977.00	0.00	Apr 24, 2020	977.00	0.00	0.00	0.0%	0.0%	1.00000000	0.000000	0.00000000
Mar 1, 2020	No	28	1150	57,341	ACT	ORIG	\$153.65	ACT	1.000000	809.00	0.00	Mar 24, 2020	809.00	0.00	0.00	0.0%	0.0%	1.00000000	0.000000	0.00000000
Feb 1, 2020	No	32	1150	56,532	ACT	ORIG	\$333.52	ACT	1.000000	1,598.00	0.00	Feb 24, 2020	1,598.00	0.00	0.00	0.0%	0.0%	1.00000000	0.000000	0.00000000
Jan 1, 2020	No	30	1150	54,834	ACT	ORIG	\$162.24	ACT	1.000000	922.00	0.00	Jan 24, 2020	922.00	0.00	0.00	0.0%	0.0%	1.00000000	0.000000	0.00000000
Dec 1, 2019	No	32	1150	54,012	ACT	ORIG	\$168.27	ACT	1.000000	1,078.00	0.00	Dec 23, 2019	1,078.00	0.00	0.00	0.0%	0.0%	1.00000000	0.000000	0.00000000
Nov 1, 2019	No	30	1150	52,934	ACT	ORIG	\$133.77	ACT	1.000000	955.00	0.00	Nov 25, 2019	955.00	0.00	0.00	0.0%	0.0%	1.00000000	0.000000	0.00000000
Oct 1, 2019	No	28	1150	52,078	ACT	ORIG	\$120.11	ACT	1.000000	754.00	0.00	Oct 24, 2019	754.00	0.00	0.00	0.0%	0.0%	1.00000000	0.000000	0.00000000
Sep 1, 2019	No	33	1150	51,324	ACT	ORIG	\$138.17	ACT	1.000000	889.00	0.00	Sep 24, 2019	889.00	0.00	0.00	0.0%	0.0%	1.00000000	0.000000	0.00000000
Aug 1, 2019	No	30	1150	50,435	ACT	ORIG	\$129.29	ACT	1.000000	916.00	0.00	Aug 26, 2019	916.00	0.00	0.00	0.0%	0.0%	1.00000000	0.000000	0.00000000
Jul 1, 2019	No	30	1150	49,519	ACT	ORIG	\$141.51	ACT	1.000000	926.00	0.00	Jul 24, 2019	926.00	0.00	0.00	0.0%	0.0%	1.00000000	0.000000	0.00000000
Jun 1, 2019	No	32	1150	48,713	ACT	ORIG	\$120.77	ACT	1.000000	757.00	0.00	Jun 24, 2019	757.00	0.00	0.00	0.0%	0.0%	1.00000000	0.000000	0.00000000
May 1, 2019	No	30	1150	47,945	ACT	ORIG	\$105.45	ACT	1.000000	650.00	0.00	May 24, 2019	650.00	0.00	0.00	0.0%	0.0%	1.00000000	0.000000	0.00000000
Apr 1, 2019	No	29	1150	47,255	ACT	ORIG	\$95.71	ACT	1.000000	637.00	0.00	Apr 24, 2019	637.00	0.00	0.00	0.0%	0.0%	1.00000000	0.000000	0.00000000
Mar 1, 2019	No	31	1150	46,518	ACT	ORIG	\$110.31	ACT	1.000000	738.00	0.00	Mar 25, 2019	738.00	0.00	0.00	0.0%	0.0%	1.00000000	0.000000	0.00000000
Feb 1, 2019	No	28	1150	45,911	ACT	ORIG	\$124.20	ACT	1.000000	925.00	0.00	Feb 22, 2019	925.00	0.00	0.00	0.0%	0.0%	1.00000000	0.000000	0.00000000
Jan 1, 2019	No	30	1150	45,125	ACT	ORIG	\$135.13	ACT	1.000000	933.00	0.00	Jan 24, 2019	933.00	0.00	0.00	0.0%	0.0%	1.00000000	0.000000	0.00000000

Charges by Price Schedule

Charge To Date	Price Sched	Adj?	Net Amount
Nov 1, 2019	1150	No	\$116.91

Task 5

Details 4

Charge Period History

Msg

11/16 20:27-17:16 23

Jul 27, 2020 16:16 Workstation: WS-C24VBM2 Version Date: (4/28/2020 12:44:12 PM) Mode: Normal DB: PC2021 Mem: 41907 KB 1920 x 1080

Last 12 Months = \$2,092.74 Average = \$174.40/month