

			
904 TAKHINI RIVER ROAD			
Area	Whitehorse North	Listing Status	Active
Sub Area	WN Hot Springs Road	Possession	Negotiable
Postal Code		Condo Fees	
Type	Single Family	GST	No GST
Style	Two Storey	Current Price	\$899,000
Taxes	\$1,102 (20)	Sale Price	
MLS®	13303	Sale Date	
Year Built	2009		
Zoning	AG		
Local Imp. Tax	1981		
Suite Permit			

INTERIOR FEATURES

Bedrooms	2	# Fireplaces	
Bathrooms	1	Fireplaces Type	Wood
Levels	2	Heating	Electric, Wood
Basement	Crawl	Water	Elec Water Heater, Water Heater Incl
Bsmt Walls			

Equip Incl	Microwave, Stove, Refrigerator, Washer, Storage Shed, Dryer
Features	
Flooring	

ROOMS (Sqft Fin: 1,000)

	Bsmt	Main	2nd	Other	LOT & EXTERIOR FEATURES	
Sqft					Lot Area (sqft)	1,655,280
Entrance					Lot Area (acres)	38.00
Living					Lot Dimensions	Width (ft)
Dining		9'0x7'0			Roof	Metal
Kitchen		9'7x8'7			Exterior Finish	Wood
Master Bedroom			13'3x12'5		Total Parking	
Bathroom		3pc			Open Pk Spcs	
Rec Room			13'4x9'7		Driveway	Gravel Drive, RV Parking
Bedroom		9'1x8'10			Garage	Other
					Lot	Flat, Gently Rolling, Topography other, Bush some, Fences some, Waterfront, Irregular
					Outdoor Area	Deck, Fenced, Trees/Shrubs

LEGAL & MORTGAGE

Legal Desc.	Lot 1449, Quad 105D/14, Plan 05-031
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

Waterfront, seclusion, peace and serenity can now be yours. With stunning views and plenty of space for cultivating your way of life, this tremendous custom log home on 38 acres is perfect for anyone looking to enjoy the Yukon to it's full potential. The home is custom milled log construction, featuring 2 bedrooms and 1 bathroom. It's cute and is extremely cozy! Complimented with a blaze king wood stove and electric baseboard heat, the energy efficiency is fabulous as is the newly installed 8kw solar system. Drilled well and approved septic. The lot is elevated above the Takhini River with extensive (approx 1km) frontage overlooking the water. Several cleared sections of land and the lot borders the valley directly adjacent to the Dawson trail. There are several outbuildings on the property including a 18x40 insulated kennel (could be workshop) on a full concrete slab. A once in a lifetime opportunity awaits. Call today for your personal tour! Listed By: URBAN REALTY GROUP

This listing information is provided to you by:

Chris Meger - Broker

☎ 867-335-4868 ✉ info@chrismeger.ca 🌐 <http://www.chrismeger.ca>

URBAN REALTY GROUP

☎ 867-322-8726 ✉ info@urbanrealtygroup.ca 🌐 <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. Apr 9, 2021.



904 Takhini River Road — Electricity Consumption Report

CIS DATE 2021-04-06		COMPANY 05		RUN DATE 2021-04-06		PAGE 001	
SERVICE ACCOUNT SUMMARY REPORT							
TO:							
SERVICE ACCOUNT: 1541345		STATUS: Active		PRICE SCHEDULE: 1160 1160		RES HYDRO NON GOV	
STATEMENT ACCOUNT: 05 1541345101		ROUTE: 8688		CHARGE CY: 08		SMT CY: 08	
CUSTOMER:		READ CY:		08		08	
ASSOCIATED PRICE:		Last 12 Months = \$2,362.25		Average = \$196.85/month			
BUSINESS PHONE:		SVC ACCT START DATE: 2014-06-10		FAX:			
PREMISES: WHITEHORSE - 0571		CRITICAL FACILITY:		11020 - Single Family / Row Underground			
PREMISES: 904 TAKHINI RIVER RD		CUSTOMER REFERENCE:		SIC:			
PREMISES: WHITEHORSE YT		SERVICE POINTS:		001			
CHARGE/USAGE HISTORY		PRICE		NET NET MEASURED		DEMAND	
CHARGE DATE	SCHED DAYS	BILLED KWH	NET AMOUNT	STMT DATE	MEASURED KWH	DEMAND	DEMAND
2021-03-08	1160 31	1098.00	\$209.61	2021-03-11	1098.00	0.00	0.0000
2021-03-08			\$209.61				
2021-02-05	1160 28	1105.00	\$211.04	2021-02-11	1105.00	0.00	0.0000
2021-02-05			\$211.04				
2021-01-08	1160 35	1427.00	\$276.30	2021-01-14	1427.00	0.00	0.0000
2021-01-08			\$276.30				
2020-12-04	1160 29	1369.00	\$264.56	2020-12-11	1369.00	0.00	0.0000
2020-12-04			\$264.56				
2020-11-05	1160 29	1124.00	\$218.99	2020-11-13	1124.00	0.00	0.0000
2020-11-05			\$218.99				
2020-10-07	1160 29	715.00	\$138.79	2020-10-14	715.00	0.00	0.0000
2020-10-07			\$138.79				
2020-09-08	1160 32	741.00	\$143.07	2020-09-14	741.00	0.00	0.0000
2020-09-08			\$143.07				
2020-08-07	1160 30	775.00	\$148.66	2020-08-14	775.00	0.00	0.0000
2020-08-07			\$148.66				



Health and Social Services
Box 2703, Whitehorse, Yukon Y1A 2C6

Environmental Health Services
#2 Hospital Road
Whitehorse, Yukon
Y1A 3H8

July 16, 2009

Whitehorse, Yukon
Y1A 3A9

Dear

Re: APPROVAL TO USE A SEWAGE DISPOSAL SYSTEM - PERMIT #3564
Lot 1449, Plan 05-031, Takhini River Rd.. – SEPTIC TANK, SIPHON, Absorption
Bed for a 2 Bedroom residence.

Your notification of installation form and photographs for the sewage disposal system located on the above-noted site, have been received by our office.

Your system appears to have been installed according to your application and permit (this observation is not a warranty as to performance). This also acknowledges the abandonment and reclamation of an old sewage disposal system on the property.

Please be advised that the permitting and notification requirements of the *Sewage Disposal Systems Regulation* pursuant to the *Public Health and Safety Act* have been satisfied.

You may contact our office at (867) 667-8391 or toll-free 1-800-661-0408, ext. 8391, should you have any questions.

Yours truly,

A handwritten signature in cursive script, appearing to read "B.D. Trotter".

Bruce Trotter, CPHI(C)
Environmental Health Officer

cc: Building Inspection, Govt. of Yukon

encl: *Operation and Maintenance of a Septic System*



Building File Report

Date:	April 7, 2021
Legal Description:	Plan: 2005-0031 Lot: 1449 Quad: 105 D/14 Yukon Territory
Civic Address:	904 Takhini River Road Whitehorse

Permits Issued & Status

Permit Type/Number & Description of Work	Date Permit Issued	Permit Denied	Permit Lapsed	Permit Cancelled	Occupancy Approval	Permit Closed
Development and Building Permit - 08C107	2008-06-10					2009-07-15
Construct foundation only						
Development and Building Permit - 08C283	2008-09-26					2009-07-15
Construct SFD						
Electrical Permit - 24629	2009-05-29					2009-07-17
Wire house						
Building Permit - 20090600348	2009-10-29					2014-04-01
Install woodstove						
Development Permit - 2014-0017-D	2014-08-12					2016-02-01
Construct dog kennel						
Building Permit - 2014-0055-B	2014-08-28					2015-11-10
Construct dog kennel						
Electrical Permit - 2020-0839-E	2020-06-30					2020-09-09
Install solar panel						
Building Permit - 2021-0039-BW	2021-04-07					
Install wood stove						

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



Analytical Report

Bill To: Cathway Water Resources
 101B Copper Road
 Whitehorse, YT, Canada
 Y1A 2Z7
 Attn: Jordan Holloway
 Sampled By:
 Company:

Project:
 ID:
 Name:
 Location:
 LSD:
 P.O.:
 Acct code:

Lot ID: **1204382**
 Control Number:
 Date Received: May 26, 2017
 Date Reported: Jun 1, 2017
 Report Number: 2193277

			Reference Number	1204382-3		
			Sample Date	May 24, 2017		
			Sample Time	NA		
			Sample Location			
			Sample Description	Barnes, Josh / 6.0 °C		
			Sample Matrix	Drinking Water		
Analyte		Units	Result	Nominal Detection Limit	Guideline Limit	Guideline Comments
Metals Extractable						
Aluminum	Extractable	mg/L	22.61	0.001	0.1	Above OG
Antimony	Extractable	mg/L	0.000498	0.00002	0.006	Below MAC
Arsenic	Extractable	mg/L	0.0092	0.0001	0.010	Below MAC
Barium	Extractable	mg/L	0.1910	0.0001	1	Below MAC
Boron	Extractable	mg/L	0.020	0.002	5	Below MAC
Cadmium	Extractable	mg/L	0.000372	0.00001	0.005	Below MAC
Chromium	Extractable	mg/L	0.033308	0.00005	0.05	Below MAC
Copper	Extractable	mg/L	0.0339	0.0005	1.0	Below AO
Lead	Extractable	mg/L	0.008225	0.00001	0.01	Below MAC
Selenium	Extractable	mg/L	0.0007	0.0002	0.05	Below MAC
Uranium	Extractable	mg/L	0.001759	0.00001	0.02	Below MAC
Vanadium	Extractable	mg/L	0.027226	0.00005		
Zinc	Extractable	mg/L	0.0477	0.0005	5.0	Below AO
Physical and Aggregate Properties						
Colour	True	Colour units	<5	5		
Turbidity		NTU	840	0.02		
Routine Water						
pH - Holding Time			Exceeded			
pH	at 25 °C		7.89		7.0-10.5	Within Range
Electrical Conductivity		µS/cm at 25 °C	516	1		
Calcium	Extractable	mg/L	52	0.01		
Iron	Extractable	mg/L	37	0.004	0.3	Above AO
Magnesium	Extractable	mg/L	12	0.02		
Manganese	Extractable	mg/L	0.58	0.001	0.05	Above AO
Potassium	Extractable	mg/L	2.3	0.04		
Silicon	Extractable	mg/L	3.1	0.005		
Sodium	Extractable	mg/L	59	0.1	200	Below AO
T-Alkalinity	as CaCO3	mg/L	50	5		
Chloride	Dissolved	mg/L	2.12	0.05	250	Below AO
Fluoride	Dissolved	mg/L	0.326	0.01	1.5	Below MAC
Nitrate - N	Dissolved	mg/L	<0.10	0.01	10	Below MAC
Nitrite - N	Dissolved	mg/L	<0.010	0.01	1	Below MAC
Sulfate (SO4)	Dissolved	mg/L	197	0.1	500	Below AO
Hardness	as CaCO3 (extractable)	mg/L	180	1		
Total Dissolved Solids	Extractable	mg/L	364	1		

Surface / Environmental Seal (depth below ground surface, please circle appropriate units)

C8 Seal Material Type: Bentonite (i.e. Bentonite)
 C9 Diameter of Seal: 10 (cm) 0 (m)
 C10 Seal Depth from: 0 (m)
 C11 Seal Depth to: 40 (m)
 C12 Volume Placed: (m³ / ft³)

Gravel Pack (depth below ground surface, please circle appropriate units)

C13 Gravel Pack: ☐ NO ☐ YES If yes, indicated depth (m / ft):
 from: to: Indicate diameter of material: (mm / inches) Material type: (i.e. silica)

Well Screen Information (depth below ground surface, please circle appropriate units)

C14 Outside Diameter: 6 (cm) (m)
 C15 Screen Material: ☒ Stainless Steel ☐ Steel ☐ Plastic ☐ N/A ☐ Other:
 C16 Screen Type: ☐ Continuous Wire Wrap ☐ Louver Screen ☐ Perforated ☐ Slotted ☐ Open Hole
 C17 Depth from: 29.1 (m / ft) 2983 (m / ft)
 C18 Depth to: 0 (m / ft) 700 (m / ft)
 Slot Size / Perforation Dia: 10 (mm / inches) 10 (mm / inches)
 Screen 1: 29.1 (m / ft) 2983 (m / ft)
 Screen 2: 295.5 (m / ft) 700 (m / ft)
 Screen 3: (m / ft) (m / ft)
 C19 Screen Comments:

WELL DEVELOPMENT AND STATUS

D1 Well Developed by: ☐ Surge Block ☐ Water Jetting ☒ Air Jetting / Air Lifting ☐ Bailing ☐ Pumping ☐ Other:
 D2 Well Head Completion: ☐ Well House ☐ Pitless Adaptor ☐ Well Pit (NOT PERMITTED) ☐ None (well not completed)
 D3 Well Head Stick-up (above ground surface): 2 (m / ft) (Use negative if below grade)
 D4 Static Water Level (below top of casing): 80 (m / ft) (Use negative if below grade)
 D5 Well Yield Estimate: 3 (Lps / gpm)
 D6 Final Well Status: ☐ Water Supply (in use) ☐ Stand by (Back-up) ☐ Observation ☐ Not in use ☐ Deepened ☐ Other: ☐ Abandoned ☐ Dry ☐ Poor Quality ☐ Insufficient Yield ☐ Artesian conditions
 D7 Well Abandonment Status: Was the well properly decommissioned with bentonite grout? ☐ YES ☐ NO If YES, Indicate Date:
 D8 Method Used to Estimate Well Yield: ☐ Air Lifting ☐ Bailing ☐ Pumping Test (If test conducted, complete Pumping Test Record)

PUMPING TEST RECORD AND GROUNDWATER QUALITY

(All depths below ground, circle appropriate units)

E1 Pumping Test Information

Pumping Test Start Date:

Y Y Y Y M M D D

Static Water Level (SWL):

 (m / ft)

Pump Intake Set at:

 (m / ft)

Duration of pumping:

 hrs min

Final Water Level (FWL)

at end of Pumping Test:

 (m / ft)

G1 GROUNDWATER QUALITY

Field Data

Date Measurements Taken:

Y Y Y Y M M D D

Electrical Conductivity: uSpH: Temperature: °C

Groundwater Type

- ☐ Salty
☐ Sulphur / Egg Odour
☐ Organic Taste / Odour
☐ Metallic Taste
☐ Other:

Turbidity/Sand Content

- ☐ Clear
☐ Slightly turbid/cloudy
☐ Moderately turbid/cloudy
☐ Turbid/cloudy
☐ Trace sand present
☐ No sand present

Well Disinfection

Was the well disinfected upon completion of the pump installation? ☐ YES ☐ NO

Briefly describe method of well disinfection:

F1 Well Water Level Drawdown/Recovery DATA

Drawdown		Recovery	
Time (min)	Water Level (m / ft)	Time (min)	Water Level (m / ft)
0 (SWL)		0 (FWL)	
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
50		50	
60		60	

Bacteria Testing

Was a sample taken? ☐ YES ☐ NO If yes, indicate the name of the laboratory.

Date Sample Taken:

Y Y Y Y M M D D

Chemical Analysis of Water

Was a sample taken? ☐ YES ☐ NO If yes, indicate the name of the laboratory.

Date Sample Taken:

Y Y Y Y M M D D

WELL CONTRACTOR

H1 Name of Contractor / Drilling Company: Cathway Water Res.H2 Name of Driller(s): Sorden / TonyH3 Address of Driller: 1013 Copper Rd.

Signature of Primary Driller

Y Y Y Y M M D D
Date Submitted to Dept. Of Environment

CONSULTANT (If applicable)

I1 Company Name: I2 Company Address: I3 Report Reference: I4 Report Date:

Y Y Y Y M M D D

ADDITIONAL INSTRUCTIONS

Upon completing this form,
 please mail or fax it to

Please feel free to contact us at:
 Phone: (867) 667-3171. Toll free (in Yukon): (1-800) 661-0408, local 3171
 Fax: (867) 667-3195 E-mail: Water.Resources@gov.yk.ca

Water Resources Section (V-310),
 Department of Environment,
 Government of Yukon Box 2703,
 Whitehorse, Yukon, Canada Y1A 2C6

Personal information contained on this form is collected under the authority of the Access to Information and Protection of Privacy (ATIP) Act, Section 29 (c) and will be used to compile a public database of well and ground water information. For further information contact the Manager of Hydrology, Water Resources at (867) 667-3223, toll free within Yukon 1-800-661-0408 Ext 3223.

I have read the above clause and understand the purpose for collection of personal information.

Signature of Well Owner

904 Takhini River Road — Property Tax Amortization

PATT - PROPERTY TAXATION SUBSYSTEM
ROLL NUMBER KEY: Y 23 04141449000

INQUIRY3
TAX CLASS: 1

ATTS1212
COPY CODE:

NM1:
NM2:
MUN AD1: 904 TAKHINI RIVER ROAD
MUN AD2:

AD1: [REDACTED]
AR2: [REDACTED]
AR3: [REDACTED]
POSTAL CODE: [REDACTED]

PROPERTY DESCRIPTION	PLAN	GRP	QUAD	BLK	LOT
NR TAKHINI RIVER	05-031				1449
TITLE, LEASE/CODE: 2014Y0233 T 2009Y0274 T 2008Y0361 T					LOT COUNT:

TYPE : SELEC	TYPE : WELL	TYPE : SOLAR	TYPE :
FRONTG1:	FRONTG2:	FRONTG3:	FRONTG4:
LOC IM1: 773	LOC IM2: 241	LOC IM3: 1188	LOC IM4:
BYLW NO: OIC-10	BYLW NO: OIC-18	BYLW NO: OIC-21	BYLW NO:
YR ON : 10	YR ON : 18	YR ON : 21	YR ON : 00
YR OFF : 24	YR OFF : 32	YR OFF : 35	YR OFF : 00
BALANCE: 6057.79	BALANCE: 27547.27	BALANCE: 28554.29	BALANCE:
PF10 TO VIEW IMPROVEMENT :	:		

PF15=INQUIRY MENU, ENTER=SCREEN4, PF18=LIST OF MATCHES, PF19=PREV, PF20=NEXT

Local Improvements Amortization — Hydro

PATT	LOCAL IMPROVEMENT 773				BREAKDOWN	1212
ROLL						
	PRINCIPAL:	21812.67	INTEREST:	.75	%	TERM (YEARS): 15
NM		ANNUAL	PRINCIPAL			OUTSTANDING
NM	YEAR	PAYMENT	PAID	INTEREST		BALANCE
MU	2010	1542.95	1379.35	163.60		20433.32
MU	2011	1542.95	1389.70	153.25		19043.61
	2012	1542.95	1400.12	142.83		17643.49
	2013	1542.95	1410.62	132.33		16232.87
NR TA	2014	1542.95	1421.20	121.75		14811.66
TITLE	2015	1542.95	1431.86	111.09		13379.80
	2016	1542.95	1442.60	100.35		11937.20
TYPE	2017	1542.95	1453.42	89.53		10483.78
FRONT	2018	1542.95	1464.32	78.63		9019.46
LOC I	2019	1542.95	1475.30	67.65		7544.15
BYLW	2020	1542.95	1486.37	56.58		6057.79
YR ON	2021	1542.95	1497.52	45.43		4560.27
YR OF	2022	1542.95	1508.75	34.20		3051.52
BALAN	2023	1542.95	1520.06	22.89		1531.46
PF10	2024	1542.95	1531.46	11.49		
	TOTALS	\$23144.25	\$21812.67	\$ 1331.57		
PF15=						T

Local Improvements Amortization — Well

PATT	LOCAL IMPROVEMENT 241				BREAKDOWN	1212
ROLL						
	PRINCIPAL:	34056.72	INTEREST:	.75	%	TERM (YEARS): 15
NM		ANNUAL	PRINCIPAL			OUTSTANDING
NM	YEAR	PAYMENT	PAID	INTEREST		BALANCE
MU	2018	2409.05	2153.62	255.43		31903.10
MU	2019	2409.05	2169.78	239.27		29733.32
	2020	2409.05	2186.05	223.00		27547.27
	2021	2409.05	2202.45	206.60		25344.82
NR TA	2022	2409.05	2218.96	190.09		23125.86
TITLE	2023	2409.05	2235.61	173.44		20890.25
	2024	2409.05	2252.37	156.68		18637.88
TYPE	2025	2409.05	2269.27	139.78		16368.62
FRONT	2026	2409.05	2286.29	122.76		14082.33
LOC I	2027	2409.05	2303.43	105.62		11778.90
BYLW	2028	2409.05	2320.71	88.34		9458.19
YR ON	2029	2409.05	2338.11	70.94		7120.08
YR OF	2030	2409.05	2355.65	53.40		4764.43
BALAN	2031	2409.05	2373.32	35.73		2391.11
PF10	2032	2409.05	2391.12	17.93		
	TOTALS	\$36135.75	\$34056.72	\$ 2079.02		
PF15=						T

Local Improvements Amortization — Solar

PATT	LOCAL IMPROVEMENT 1188				BREAKDOWN	1212
ROLL						
	PRINCIPAL:	28554.28	INTEREST: .5	%	TERM (YEARS): 15	
NM	ANNUAL		PRINCIPAL		OUTSTANDING	
NM	YEAR	PAYMENT	PAID	INTEREST	BALANCE	
MU	2021	1980.65	1837.88	142.77	26716.40	
MU	2022	1980.65	1847.07	133.58	24869.33	
	2023	1980.65	1856.30	124.35	23013.03	
	2024	1980.65	1865.58	115.07	21147.45	
NR TA	2025	1980.65	1874.91	105.74	19272.53	
TITLE	2026	1980.65	1884.29	96.36	17388.25	
	2027	1980.65	1893.71	86.94	15494.54	
TYPE	2028	1980.65	1903.18	77.47	13591.36	
FRONT	2029	1980.65	1912.69	67.96	11678.67	
LOC I	2030	1980.65	1922.26	58.39	9756.41	
BYLW	2031	1980.65	1931.87	48.78	7824.54	
YR ON	2032	1980.65	1941.53	39.12	5883.02	
YR OF	2033	1980.65	1951.23	29.42	3931.78	
BALAN	2034	1980.65	1960.99	19.66	1970.79	
PF10	2035	1980.65	1970.80	9.85		
	TOTALS	\$29709.75	\$28554.28	\$ 1155.46		
PF15=						T