

	33 TUTSHI ROAD	
	Area Whitehorse Sub Area Riverdale Postal Code Y1A 3R4 Type Single Family Style Bi-Level Taxes \$2,086 (2021) MLS® 13563 Year Built 1969 Zoning RS Local Imp. Tax Suite Permit	Listing Status Active Possession Mid Oct Condo Fees GST No GST Current Price \$629,000 Sale Price Sale Date

INTERIOR FEATURES

Bedrooms 4	# Fireplaces
Bathrooms 2	Fireplaces Type Wood, Gas
Levels	Heating Forced Air, Other, Oil, Propane
Basement Basement	Water Elec Water Heater, Water Heater Incl
Bsmt Walls	

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

ROOMS (Sqft Fin: 2,332)

	Bsmt	Main	2nd	Other
Sqft				
Entrance				
Living		17'3x13'0		
Dining		10'7x9'4		
Kitchen		13'7x9'0		
Master Bedroom		11'5x10'10		
Bathroom		5pc		
Bedroom	10'5x10'3	9'10x8'7		
Bedroom		10'1x9'10		
Rec Room	21'7x10'8			
Utility	24'2x13'1			
Bathroom	2pc			
Bathroom	1pc			

LOT & EXTERIOR FEATURES

Lot Area (sqft) 6,000	Width (ft) 60
Lot Area (acres) 0.1377	Depth (ft) 100
Lot Dimensions	
Roof Asphalt Shingles	
Exterior Finish Siding, Other	
Total Parking	
Open Pk Spcs	
Driveway Dble Con. Drv	
Garage Carport	
Lot Flat, Fences complete, Lane, Rectangular	
Outdoor Area Deck, Fenced, Lawn Front, Trees/Shrubs	

LEGAL & MORTGAGE

Legal Desc.	Lot 21, Block 206, Plan 24797 Riverdale Subdivision, Whitehorse Yukon
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

A MUST SEE, Riverdale home offering an immediate wow factor upon entering with the natural stone, 54" linear gas fireplace accenting authentic hardwood flooring in the living room. Transition to the dining room adjacent to the u-shaped kitchen boasting butcher block countertops, tile backsplash and stainless appliances. Deck access is conveniently located off the dining room and is sunny and private, perfect for entertaining and watching the kids play. Custom main bathroom on the upper level shares access to the master bedroom and features heated tile floors, dbl sinks and soaker tub! Lower level is currently configured with a super cozy rec-room complete with Blaze King wood stove, recessed lighting and plenty of room for the family to enjoy. 4th bedroom, 1/2 bath laundry, shower room and epic gear room with walkout to the carport round out a fully finished basement that could be suited. Landscaped, fenced, RV parking and Carport. The list of improvements is extensive. Call today! 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. Jul 12, 2021.



33 Tutshi Road — Electricity Consumption Report

RP1600	CIS DATE 2021-07-09	COMPANY 05	SERVICE ACCOUNT SUMMARY REPORT		RUN DATE 2021-07-09	PAGE 001
TO:						
SERVICE ACCOUNT: 1068593	STATUS: Active	PRICE SCHEDULE: 1160 1160	RES HYDRO NON GOV			
STATEMENT ACCOUNT: 05 1068592101	ROUTE: 8702	READ CY: 15	CHARGE CY: 15	STMT CY: 15		
CUSTOMER: Last 12 Months = \$2,704.18 Average = \$225.35/month						
ASSOCIATED PRICE:						
BUSINESS PHONE:						
SVC ACCT START DATE: 2014-10-15						
FAX:						
RESP DISTRICT: WHITEHORSE - 0571						
PREMISES: 33 TUTSHI RD						
WHITEHORSE YT Y1A 3R4						
CRITICAL FACILITY:						
CUSTOMER REFERENCE: 11010 - Single Family / Row Overhead						
SIC:						
SERVICE POINTS: 001						
CHARGE/USAGE HISTORY						
CURRENT BALANCE	\$0.00	CURRENT	\$0.00	60 DAY	\$0.00	
UNPAID DEPOSIT	\$0.00	30 DAY	\$0.00	90 DAY	\$0.00	
PRICE						
CHARGE DATE	SCHED DAYS	BILLED KWH	NET AMOUNT	STMT DATE	MEASURED KWH	NET NET MEASURED
2021-06-17	1160 29	1161.00	\$222.80	2021-06-22	1161.00	0.00
2021-06-17			\$222.80			
2021-05-19	1160 28	969.00	\$184.55	2021-05-21	969.00	0.00
2021-05-19			\$184.55			
2021-04-21	1160 35	1751.00	\$341.97	2021-04-23	1751.00	0.00
2021-04-21			\$341.97			
2021-03-17	1160 29	1365.00	\$263.73	2021-03-23	1365.00	0.00
2021-03-17			\$263.73			
2021-02-16	1160 28	1131.00	\$216.31	2021-02-19	1131.00	0.00
2021-02-16			\$216.31			
2021-01-19	1160 35	1367.00	\$264.15	2021-01-22	1367.00	0.00
2021-01-19			\$264.15			
2020-12-15	1160 28	1211.00	\$232.52	2020-12-22	1211.00	0.00
2020-12-15			\$232.52			
2020-11-17	1160 29	1407.00	\$269.79	2020-11-23	1407.00	0.00
2020-11-17						
BILL						
CHARGE DATE	SCHED DAYS	BILL	DEMAND	CONSTANT	DEMAND	CONSTANT
2021-06-17	1160 29	1161.00	0.00	1.00000	0.00	1.00000
2021-06-17						
2021-05-19	1160 28	969.00	0.00	1.00000	0.00	1.00000
2021-05-19						
2021-04-21	1160 35	1751.00	0.00	1.00000	0.00	1.00000
2021-04-21						
2021-03-17	1160 29	1365.00	0.00	1.00000	0.00	1.00000
2021-03-17						
2021-02-16	1160 28	1131.00	0.00	1.00000	0.00	1.00000
2021-02-16						
2021-01-19	1160 35	1367.00	0.00	1.00000	0.00	1.00000
2021-01-19						
2020-12-15	1160 28	1211.00	0.00	1.00000	0.00	1.00000
2020-12-15						
2020-11-17	1160 29	1407.00	0.00	1.00000	0.00	1.00000
2020-11-17						
POWER						
CHARGE DATE	SCHED DAYS	POWER	FACTOR	CANC?	TYPE	BALANCE
2021-06-17	1160 29	1161.00	0.00%	N	ACT	\$0.00
2021-06-17						\$0.00
2021-05-19	1160 28	969.00	0.00%	N	ACT	\$0.00
2021-05-19						\$0.00
2021-04-21	1160 35	1751.00	0.00%	N	ACT	\$0.00
2021-04-21						\$0.00
2021-03-17	1160 29	1365.00	0.00%	N	ACT	\$0.00
2021-03-17						\$0.00
2021-02-16	1160 28	1131.00	0.00%	N	ACT	\$0.00
2021-02-16						\$0.00
2021-01-19	1160 35	1367.00	0.00%	N	ACT	\$0.00
2021-01-19						\$0.00
2020-12-15	1160 28	1211.00	0.00%	N	ACT	\$0.00
2020-12-15						\$0.00
2020-11-17	1160 29	1407.00	0.00%	N	ACT	\$0.00
2020-11-17						\$0.00

ATCO-CIS

ATCO-CIS

RPL600		CIS DATE 2021-07-09		COMPANY 05		SERVICE ACCOUNT SUMMARY REPORT		RUN DATE 2021-07-09		PAGE 002																	
TO:																											
SERVICE ACCOUNT: 1068593		STATUS: Active		PRICE SCHEDULE: 1160 1160		RES HYDRO NON GOV																					
STATEMENT ACCOUNT: 05 1068592101		ROUTE: 8702		READ CY: 15		CHARGE CY: 15		SMT CY: 15																			
CUSTOMER:																											
ASSOCIATED PRICE:																											
CHARGE/USAGE HISTORY																											
PRICE		BILLED		NET NET MEASURED		DCD		BILL		BILL OUTSTANDING																	
CHARGE DATE SCHED DAYS		BILLED KWH		NET AMOUNT		STMT DATE		MEASURED KWH		DEMAND		CONSTANT		RATCHET		LOAD		POWER		FACTOR		CANC? TYPE		BALANCE			
2020-11-17				\$269.79																				\$0.00			
2020-10-19		1160 33		1256.00		2020-10-23		1256.00		0.00		0.0000		1.00000		0.00		0.00%		0.00%		N		ACT		\$0.00	
2020-10-19				\$236.36																				\$0.00			
2020-09-16		1160 29		858.00		2020-09-23		858.00		0.00		0.0000		1.00000		0.00		0.00%		0.00%		N		ACT		\$0.00	
2020-09-16				\$162.26																				\$0.00			
2020-08-18		1160 32		831.00		2020-08-24		831.00		0.00		0.0000		1.00000		0.00		0.00%		0.00%		N		ACT		\$0.00	
2020-08-18				\$157.83																				\$0.00			
2020-07-17		1160 32		795.00		2020-07-23		795.00		0.00		0.0000		1.00000		0.00		0.00%		0.00%		N		ACT		\$0.00	
2020-07-17				\$151.91																				\$0.00			
2020-06-15		1160 31		1037.00		2020-06-22		1037.00		0.00		0.0000		1.00000		0.00		0.00%		0.00%		N		ACT		\$0.00	
2020-06-15				\$192.54																				\$0.00			
2020-05-15		1160 25		874.00		2020-05-22		874.00		0.00		0.0000		1.00000		0.00		0.00%		0.00%		N		ACT		\$0.00	
2020-05-15				\$164.26																				\$0.00			
2020-04-20		1160 35		1386.00		2020-04-23		1386.00		0.00		0.0000		1.00000		0.00		0.00%		0.00%		N		ACT		\$0.00	
2020-04-20				\$261.45																				\$0.00			
2020-03-16		1160 28		1100.00		2020-03-23		1100.00		0.00		0.0000		1.00000		0.00		0.00%		0.00%		N		ACT		\$0.00	
2020-03-16				\$204.70																				\$0.00			
2020-02-17		1160 31		1179.00		2020-02-21		1179.00		0.00		0.0000		1.00000		0.00		0.00%		0.00%		N		ACT		\$0.00	
2020-02-17				\$220.38																				\$0.00			
2020-01-17		1160 32		1582.00		2020-01-23		1582.00		0.00		0.0000		1.00000		0.00		0.00%		0.00%		N		ACT		\$0.00	
2020-01-17				\$292.72																				\$0.00			
ATCO-GIS																											

ATCO-CIS

33 Tutshi Road — Oil Consumption Report

Type	Date	Num	Item	Qty
Invoice	23/09/2020	38767	Arctic Stove Oil (Arctic Stove Heating Oil)	116.20
Invoice	03/11/2020	39717	Arctic Stove Oil (Arctic Stove Heating Oil)	97.90
Invoice	30/12/2020	41323	Arctic Stove Oil (Arctic Stove Heating Oil)	132.70
Invoice	02/02/2021	42152	Arctic Stove Oil (Arctic Stove Heating Oil)	88.10
Invoice	03/03/2021	43122	Arctic Stove Oil (Arctic Stove Heating Oil)	189.80
Invoice	06/04/2021	43683	Arctic Stove Oil (Arctic Stove Heating Oil)	120.60

Heat Yukon (Fuel Yukon)

Last 12 Months (Winter 2020/21)

745.30 litres

Average = 62.1 litres/month

Customer Profile Inquiry

Customer: 203705- Status: A Active
Name: Location: 1 Active
Trade Name: Price/Litre: .58900

Propane Usage Summary

	2021	2020	2019	2018	2017	2016
January	306					
February						
March	214					
April						
May						
June						
July						
August						
September		371				
October		206				
November						
December		232				

Total	520	809				

Press space bar to continue.

33 TUTSHI
SUPER SAVE PROPANE (YUKON)
120 COPPER ROAD
WHITEHORSE, YT
Y1A 2Z6

33 Tutshi Road — Propane Consumption Report

Last 12 Months = 1,329 litres

Average = 110.8 litres/month

Building File Report

Date:	July 9, 2021
Legal Description:	Plan: 24797 Block: 206 Lot: 21 Town: Whitehorse Subdivision: Riverdale Yukon Territory
Civic Address:	33 Tutshi 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 - 2016-0194-E	2016-03-21					2017-07-24
Bathroom renovation						
Demolition Permit - 2016-0755-DEMO	2016-06-22					2016-06-22
Removal of fuel storage tank (completed July 15, 2004)						
Gas Permit - 2020-0553-G	2020-10-09					2020-11-12
Install new fire place						
Electrical Permit - 2020-1768-E	2020-11-06					2020-11-10
Install retrofit 2 CO detectors and bond propane line						
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.

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

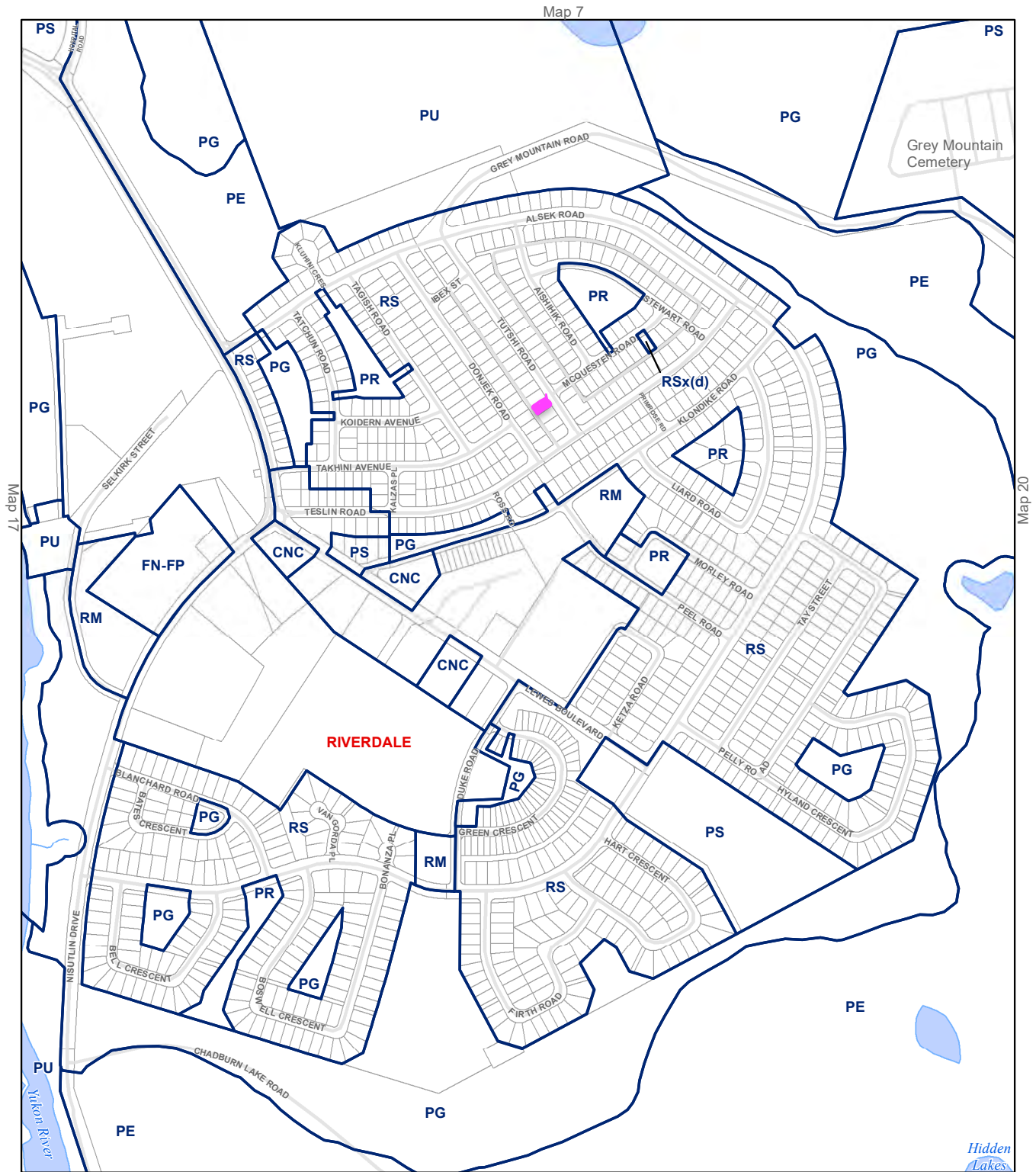
- a) Mobile homes must have continuous skirting that is complementary to the siding of the home. In addition the building grade must allow a continuous roofline on any addition that is attached to the mobile home.
- b) The placement of mobile homes is restricted to homes no older than ten years old.
- 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.

MAP 15

RIVERDALE



Where a letter appears in brackets following a zoning designation, e.g. RSx(a), the letter corresponds to the 'special restrictions' subsection for that zone.



0 370
Meters
Projection: NAD 1983 UTM Zone 8

Consolidation date:
October 6, 2020