

	73 PONDEROSA DRIVE	
	Area Whitehorse Sub Area Porter Creek Postal Code Y1A 5E8 Type Single Family Style Split (4 level) Taxes \$3,861 (2021) MLS® 13565 Year Built 1988 Zoning RS Local Imp. Tax Suite Permit	Listing Status Active Possession Condo Fees GST No GST Current Price \$779,000 Sale Price Sale Date

INTERIOR FEATURES

Bedrooms 4	# Fireplaces
Bathrooms 3	Fireplaces Type Wood
Levels	Heating Hot Water, Oil
Basement Basement	Water Elec Water Heater, Water Heater Incl
Bsmt Walls	

Equip Incl	Dishwasher, Microwave, Stove, Refrigerator, Washer, Storage Shed, Dryer, Other
Features	Dishwasher BI, Garage Door Opener, Hot Tub
Flooring	

ROOMS (Sqft Fin: 2,800)

	Bsmt	Main	2nd	Other
Sqft				
Entrance		10'2x6'7		
Living		14'5x12'8		
Dining		12'4x10'0		
Kitchen		12'3x11'0		
Master Bedroom			14'0x13'8	
Bathroom			4pc	
Ensuite			4pc	
Bedroom			10'8x9'4	
Bedroom			13'2x9'4	
Fam Rm				19'3x16'8
Bedroom				11'9x8'11
Bathroom				2pc
Laundry				14'0x9'10
Rec Room	24'2x18'11			
Utility	12'10x11'8			

LOT & EXTERIOR FEATURES

Lot Area (sqft) 11,326	Width (ft)
Lot Area (acres) 0.26	Depth (ft)
Lot Dimensions F-63, S-146, S-132, R-104	
Roof Asphalt Shingles	
Exterior Finish Siding, Other	
Total Parking	
Open Pk Spcs	
Driveway Dble Con. Drv	
Garage Dble Att'd Gar.	
Lot Fences complete, Irregular	
Outdoor Area Patio, Deck, Fenced, Lawn Front, Lawn Back, Trees/Shrubs, Garden Area, School Bus	

LEGAL & MORTGAGE

Legal Desc.	Lot 1360, Plan 57388, Porter Creek, Whitehorse Yukon
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

73 Ponderosa is a spectacular home, loaded with curb appeal and is beautifully landscaped backing onto greenbelt in Porter Creek! This 4 level split with walkout is tastefully finished throughout. Upon entering you're greeted with a tiled entryway, dramatic vaulted ceiling and plenty of natural light flooding the shared living/dining room. Kitchen is accented with granite counter tops, glass tile backsplash and stainless appliances. Cute nook overlooks the fabulous backyard and provides deck access through a set of patio doors. Upper level features 3 bedrooms with master hosting its own luxurious ensuite. Lower level rec-room is warm, cozy and bright, featuring a blaze king wood stove and large windows. 4th bedroom, laundry, 1/2 bath and garage access round out this level. The walkout basement is finished and is flexible space ideal for a host of activities. Fully fenced, landscaped, raised garden beds, storage shed, & hot-tub all included with this stunning package! 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.



73 Ponderosa Drive — Electricity Consumption Report

RP1600		CIS DATE 2021-06-25		COMPANY 05		SERVICE ACCOUNT SUMMARY REPORT				RUN DATE 2021-06-25		PAGE 001	
TO:													
SERVICE ACCOUNT: 4708585		STATUS: Active		PRICE SCHEDULE: 1160 1160		RES HYDRO NON GOV							
STATEMENT ACCOUNT: 05 4708585101		ROUTE: 8725		READ CY: 09		CHARGE CY: 09		SMT CY: 09					
CUSTOMER:													
ASSOCIATED PRICE:													
BUSINESS PHONE:													
SVC ACCT START DATE: 2018-05-31		FAX:											
RESP DISTRICT: WHITEHORSE - 0571		CRITICAL FACILITY:											
PREMISES: 73 PONDEROSA DR		CUSTOMER REFERENCE:											
WHITEHORSE YT VIA 5E8		SIC: 11020 - Single Family / Row Underground											
		SERVICE POINTS: 001											
CHARGE/USAGE HISTORY													
PRICE													
CURRENT BALANCE		\$145.15		CURRENT		\$145.15		60 DAY		\$0.00			
UNPAID DEPOSIT		\$0.00		30 DAY		\$0.00		90 DAY		\$0.00			
CHARGE/USAGE HISTORY													
CHARGE DATE SCHED DAYS		BILLED KWH		BILLED		DEMAND		NET NET MEASURED		DCD		BILL	
2021-06-09 1160 29		734.00		0.00		0.00		NET AMOUNT		STMT DATE		MEASURED KWH	
2021-06-09								\$145.15		2021-06-14		734.00	
								\$145.15					
2021-05-11 1160 28		650.00		0.00		0.00		\$130.87		2021-05-14		650.00	
2021-05-11								\$130.87					
2021-04-13 1160 35		1061.00		0.00		0.00		\$202.13		2021-04-16		1061.00	
2021-04-13								\$202.13					
2021-03-09 1160 29		1195.00		0.00		0.00		\$229.29		2021-03-12		1195.00	
2021-03-09								\$229.29					
2021-02-08 1160 28		1119.00		0.00		0.00		\$213.89		2021-02-12		1119.00	
2021-02-08								\$213.89					
2021-01-11 1160 35		1354.00		0.00		0.00		\$257.46		2021-01-15		1354.00	
2021-01-11								\$257.46					
2020-12-07 1160 31		1137.00		0.00		0.00		\$217.53		2020-12-14		1137.00	
2020-12-07								\$217.53					
2020-11-06 1160 29		963.00		0.00		0.00		\$180.33		2020-11-13		963.00	
ATCO-CIS													

Last 12 Months = \$2,068.88 Average = \$172.41/month

73 Ponderosa Drive — Oil Consumption Report

Chieftain Energy LP Customer Consumption Report As at Jun 25, 2021

	Source	Date	Transaction Type	Total
73 Ponderosa Drive	7536	Nov 01, 2018	Invoice	\$475.01
	7931	Nov 23, 2018	Invoice	\$545.29
	8728	Dec 22, 2018	Invoice	\$262.24
	9697	Jan 21, 2019	Invoice	\$285.19
	10784	Feb 21, 2019	Invoice	\$331.81
	11495	Mar 21, 2019	Invoice	\$94.50
	12239	Apr 30, 2019	Invoice	\$272.16
	16864	Nov 04, 2019	Invoice	\$603.00
	20446	Jan 15, 2020	Invoice	\$520.82
	22033	Feb 13, 2020	Invoice	\$132.16
	23490	Mar 11, 2020	Invoice	\$157.96
	25257	Apr 20, 2020	Invoice	\$77.26
	29255	Sep 23, 2020	Invoice	\$363.75
	30513	Oct 21, 2020	Invoice	\$109.92
	32185	Nov 30, 2020	Invoice	\$174.19
	34419	Dec 22, 2020	Invoice	\$77.16
	36790	Jan 25, 2021	Invoice	\$53.28
	39544	Feb 27, 2021	Invoice	\$144.53
	42013	Apr 06, 2021	Invoice	\$198.01
Total unpaid invoices:				\$0.00
Total deposits/prepaid orders:				\$0.00
Total Consumption:				<u>\$4,878.24</u>

Generated On: Jun 25, 2021

3 Year Average from July 1 to June 30

Average Consumption = \$1,626.08/year ==> \$135.51/month



CITY OF WHITEHORSE

2121 Second Avenue Whitehorse, Yukon Y1A 4T3
Planning and Building Department 668-8340

Date of Report: Jun 28, 2021

BUILDING FILE INFORMATION

Page # 1 of 2

Lot - 1360	Block- 57388	Subdivision - PORTER CREEK SUBDIVISION	LTO # - 57388	Zoning - RS
Municipal Address(s):		73 PONDEROSA DRIVE		

ZONING BYLAW STATUS

Siting Approval (YES/NO)	YES
Survey Certification On File (YES/NO)	YES
Surveyor	U & U
Survey Date	Sep 19, 1988

REMARKS:

No Action will be taken due to the above stated non-conformity at this time

(Signed by)

PERMITS ISSUED

Permit #	Old Permit	Issue Date	Type	Description	Occupancy	Final
13438	2809BP	Aug 19, 1988	BUIL-NEW1	New Building Permit	Dec 23, 1988	May 08, 1989
BLDG UNIT = 1 DESCRIPTION = NEW S. F. RESIDENCE W/DECK. DWELLING = 1 REMARK = YTG ELECTRICAL APPROVAL - SEPTEMBER 1988.						
13439	2976PP	Oct 14, 1988	PLUM-NEWP	New Plumbing Permit		Mar 30, 1989
DESCRIPTION = NEW PL. 12 FIXTURES.						
13440	3273BP	Apr 20, 1989	HEAT-WOOD	Wood Burning Appliance		Apr 21, 1989
CHIM_FLUE_S = 7" CHIM_TYPE = SELKIRK SECURITY DESCRIPTION = NEW W. S. & CHIMNEY. LOCAT_APPL = BASEMENT MAKE = RSF MODEL = H85R						
13441	8881PP	Dec 23, 1994	PLUM-A&AL	Additional and/or Alteration		Mar 01, 1995
DESCRIPTION = REPAIR BASEMENT PL. - DUE TO FIRE DAMAGE.						
13442	BRR002	Jan 05, 1995	BUIL-A&AL	Addition and/or Alteration	Mar 01, 1995	Mar 01, 1995
DESCRIPTION = FIRE RESTORATION: REPLACE FIRE DAMAGED FLOOR JOISTS & REPAIR SMOKE DAMAGED FINISHES.						
40440		Jul 24, 2007	SPEC-DAYH	Family Dayhome		Aug 21, 2007
DESCRIPTION = SPECIAL INSPECTION: DAYHOME INSPECTION. DEV_PERM = 2007-0223 REMARK = YTG ELECTRICAL APPROVAL - AUGUST 27, 2007.						



CITY OF WHITEHORSE

2121 Second Avenue Whitehorse, Yukon Y1A 4T3
Planning and Building Department 668-8340

Date of Report: Jun 28, 2021

BUILDING FILE INFORMATION

Page # 2 of 2

PERMITS ISSUED

Permit #	Old Permit	Issue Date	Type	Description	Occupancy	Final
40497		Aug 07, 2007	BUIL-ADTN	Building Addition Permit		Aug 07, 2007
DESCRIPTION = EXISTING BALCONY & NEW WALKWAY. SIZE = 10' X 20', 6' X 18'3"						
20181159		May 24, 2018	BUIL-TANK	Oil Tank Replace - General		May 29, 2018
DESCRIPTION = ALTERATION TO EXISTING UNPERMITTED OIL TANK. TANK_SIZE = 250G LOCAT_TANK = A/G EXT.						
20182749		Sep 25, 2018	HEAT-WOOD	Wood Burning Appliance		Nov 02, 2018
CHIM_FLUE_S = 6" CHIM_TYPE = EXCEL DESCRIPTION = REPL. W. S. & CHIMNEY W/NEW W. S. & CHIMNEY. LOCAT_APPL = MAIN FLOOR MAKE = BLAZE KING MODEL = ASHFORD 30						

Signed by:

Title: CSR

Requested by: cm/URBAN

File #/EMAIL

Date: Jun 25, 2021



Community Services, Protective Services Division
Building Safety Branch (C-8)
Box 2703, Whitehorse, YT Y1A 2C6

BUILDING FILE REPORT

Lot	1360	Block		Plan	57388
Civic Address	73 Ponderosa Drive, Porter Creek, Whitehorse, Yukon				

Permits Issued					
Permit Type & #		Denied	Cancelled	Occupancy	Final
Electrical # 11544	Yes				
Description:	Wire the dwelling				
Electrical # 9454	Yes				
Description:	Special Inspection of fire damage				
Electrical # 15563	Yes				
Description:	Install a timer				
Our records contain no information regarding any approved woodstove or chimney installations.					

NOTE: Cancelled permits – cancelled due to inactivity

It is the <i>OWNERS'</i> responsibility to call for any <i>INSPECTIONS</i>. Please be advised that 3 business days notice is required when requesting an <i>INSPECTION</i>.
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DISCLAIMER: <i>Our files contain no information regarding any propane installations or regarding any other items. The site inspection reports and approvals are required at specific stages of construction. They are based on observation of conditions that were reasonably apparent. They are intended only as a reasonable assurance of compliance with the relevant codes and standards at the time of those inspections. Additional information can be disclosed only with the written consent of the property owner or if it is applied for under the Access to Information and Protection of Privacy Act and that Act requires that it be disclosed. For any other development on this property, please contact the City of Whitehorse, Building Inspection Department.</i>

Building File Report

Date:	June 25, 2021
Legal Description:	Plan: 57388 Lot: 1360 Town: Whitehorse Subdivision: Porter Creek Yukon Territory
Civic Address:	73 Ponderosa Drive 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 - 22562	2007-07-24					2007-08-27
New dayhome inspection						
Electrical Permit - 9714	1995-01-10					2009-09-10
Service panel (smoke damage)						
If not listed above, our records contain no information regarding any approved woodstove or chimney installations.						

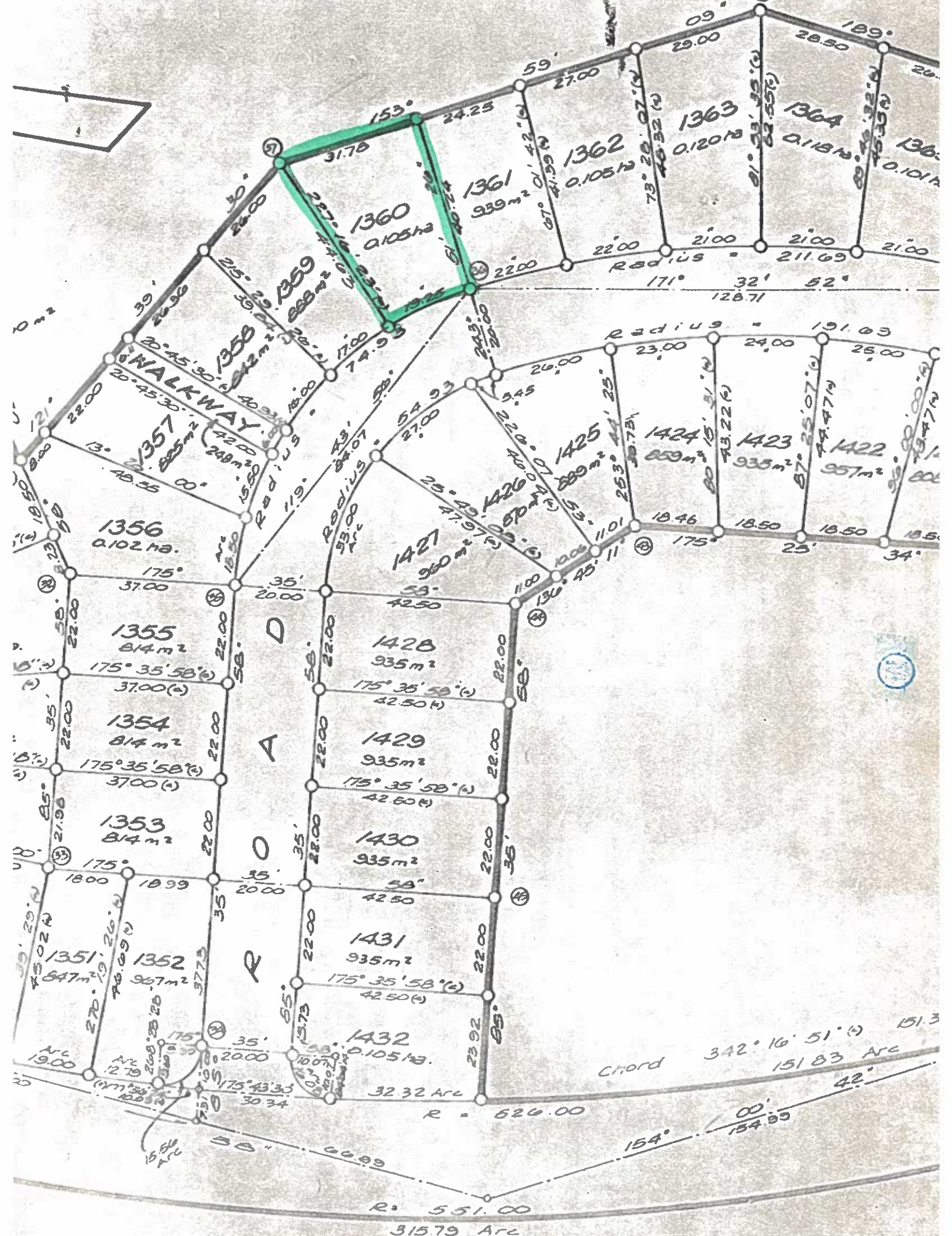
NOTE: Cancelled/Lapsed Permits - due to inactivity or at request of owner

**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



Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

9.15 RS Residential Single Detached

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

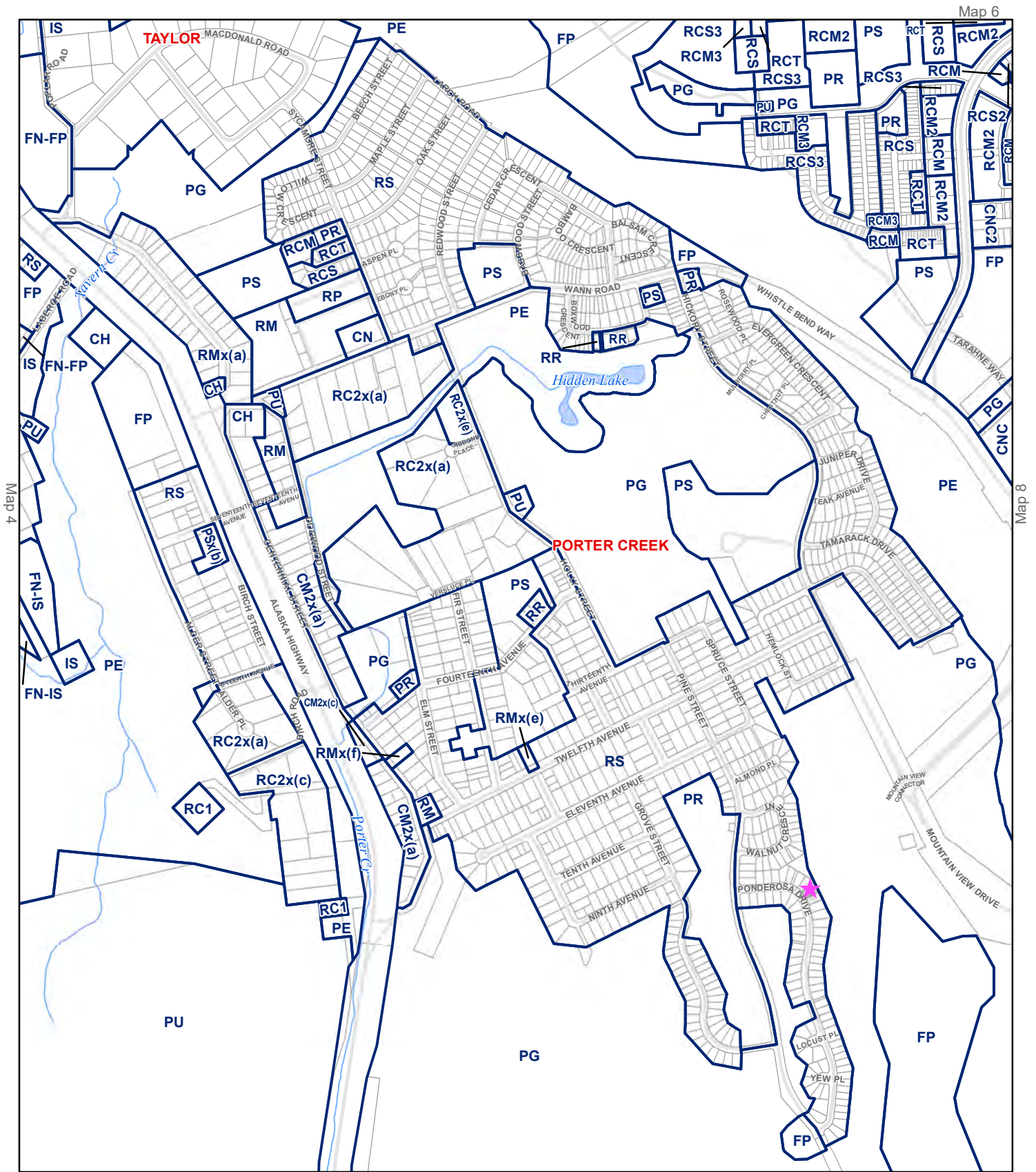
- a) Mobile homes must have continuous skirting that is complementary to the siding of the home. In addition the building grade must allow a continuous roofline on any addition that is attached to the mobile home.
- b) The placement of mobile homes is restricted to homes no older than ten years old.
- 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 5

PORTER CREEK



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.



0 590
Meters
Projection: NAD 1983 UTM Zone 8

Consolidation date:
October 6, 2020