

			2 SPIRIT LAKE	
Area	Whitehorse South		Listing Status	Active
Sub Area	WS Carcross Road		Possession	Negotiable
Postal Code	Y0B 1B0		Condo Fees	
Type	Single Family		GST	No GST
Style	Bungalow		Current Price	\$589,000
Taxes	\$1,354 (2024)		Sale Price	
MLS®	15654		Sale Date	
Year Built	2016			
Zoning	R2			
Local Imp. Tax				
Suite Permit				

INTERIOR FEATURES

Bedrooms	2	# Fireplaces	
Bathrooms	2	Fireplaces Type	Wood
Levels		Heating	Electric, Wood
Basement	Crawl	Water	Elec Water Heater
Bsmt Walls	Preserved Wood		
Equip Incl	Dishwasher, Microwave, Stove, Refrigerator, Washer, Other, Storage Shed, Dryer		
Features	Dishwasher BI		
Flooring			

ROOMS (Sqft Fin: 1,264)

	Bsmt	Main	2nd	Other
Sqft				
Entrance				
Living		18'0x14'7		
Dining				
Kitchen		14'7x12'0		
Mast Bedroom		12'0x11'10		
Bathroom		4pc		
Ensuite		4pc		
Bedroom		11'10x10'6		

LOT & EXTERIOR FEATURES

Lot Area (sqft)	60,113	Width (ft)	
Lot Area (acres)	1.38	Depth (ft)	
Lot Dimensions	See Survey		
Roof	Asphalt Shingles		
Exterior Finish	Siding		
Total Parking			
Open Pk Spcs			
Driveway	RV Parking		
Garage			
Lot	Bush some, Rectangular		
Outdoor Area	Deck, Other, Trees/Shrubs		

LEGAL & MORTGAGE

Legal Desc.	Lot 1063-1 Group/Quad 105 D/07, Plan No. 2011-0114 YT
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

Welcome to this beautifully bright, turn-key home in Spirit Lake, approx 35 minutes from downtown Whitehorse. 1264 sq ft rancher combines modern energy efficiency and charm. Featuring 2 bedrooms + Den, 2 baths and an open concept layout, complimented with t&g pine ceilings, butcher block island, granite countertops, stainless steel appliances, and durable hard surface flooring throughout. Primary bedroom is spacious and features a 4pc ensuite and walk-in closet. The sunny, south-facing windows flood the space with natural light and offer breathtaking views. Situated on over 1.3 acres, there's ample space for further development and outdoor activities. The property includes an approved septic system and a 2000-gallon water holding tank for added convenience. Enjoy picturesque vistas from your sunny deck in this tranquil setting with easy access to Whitehorse amenities. Don't miss out on this exceptional property! Call today for more information or to schedule 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. May 29, 2024.



CM- SVCACCSM

CCS DATE 2024-05-24

COMPANY 05
Service Agreement Summary Report

Page
Run Date
Run Time

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Customer Name: 05-4061894-1 01-9
Payment Account: 4200053613 Status: Active
Service Agreement: 1160-Residential Service Hydro Non-Government
Price Group:

Premise Address: 2 SPIRIT LAKE RD , CARCROSS
District: 0574 - Carcross
Revenue Class: RES

2 Spirit Lake Road — Electricity Consumption Report

Charge To Date	# of Days	Billed KWH	Billed Demand	Total billed Amount	Statement Date	Bill Type
024-04-25	30	1,411.00	0.00	\$292.13	2024-05-02	ACT
024-03-26	29	2,056.00	0.00	\$430.56	2024-04-03	ACT
024-02-26	31	2,715.00	0.00	\$576.19	2024-03-04	ACT
024-01-26	30	3,450.00	0.00	\$748.06	2024-02-02	ACT
023-12-27	30	1,359.00	0.00	\$280.40	2024-01-03	EST
023-11-27	31	1,520.00	0.00	\$315.00	2023-12-04	ACT
023-10-27	30	1,298.00	0.00	\$267.29	2023-11-02	EST
023-09-27	30	891.00	0.00	\$183.46	2023-10-03	ACT
023-08-28	32	715.00	0.00	\$150.98	2023-09-05	ACT
023-07-27	31	631.00	0.00	\$135.88	2023-08-02	ACT
023-06-26	31	706.00	0.00	\$149.36	2023-07-05	ACT
023-05-26	29	762.00	0.00	\$159.42	2023-06-02	ACT
023-04-27	29	1,648.00	0.00	\$340.09	2023-05-02	ACT

Last 12 Months = \$3,688.73 Average = \$307.39/month

CM- SVCACCSM
CCS DATE 2024-05-24

COMPANY 05
Service Agreement Summary Report

Page
Run Date
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Charge To Date	# of Days	Billed KWH	Billed Demand	Total Billed Amount	Statement Date	Bill Type
023-03-29	34	2,518.00	0.00	\$510.36	2023-04-04	ACT
023-02-23	28	2,070.00	0.00	\$412.43	2023-03-02	ACT
023-01-26	29	2,165.00	0.00	\$430.13	2023-02-02	ACT



Building File Report

Date:	May 22, 2024
Legal Description:	Plan: 2011-0114 Lot: 1063-1 Quad: 105 D/07 Area: Spirit Lake Yukon Territory
Civic Address:	2 Spirit Lake Road Carcross

Permits Issued & Status

Permit Type/Number & Description of Work	Date Permit Issued	Permit Denied	Permit Lapsed	Permit Cancelled	Occupancy Approval	Permit Closed
Development Permit - 2015-0142-D	2015-11-30					2016-05-30
Construct SFD						
Building Permit - 2016-0001-B	2016-01-05					2016-12-09
Construct SFD						
Plumbing Permit - 2016-0001-P	2016-01-05					2016-12-09
Install plumbing in SFD						
Electrical Permit - 2016-0444-E	2016-05-18					2016-10-12
Wire SFD						
Building Permit - 2016-0084-BW	2016-09-26					2016-12-09
Install woodstove and chimney in SFD						
Building Permit - 2017-0122-BW	2017-10-16		2018-09-06			
Install woodstove in SFD						

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:

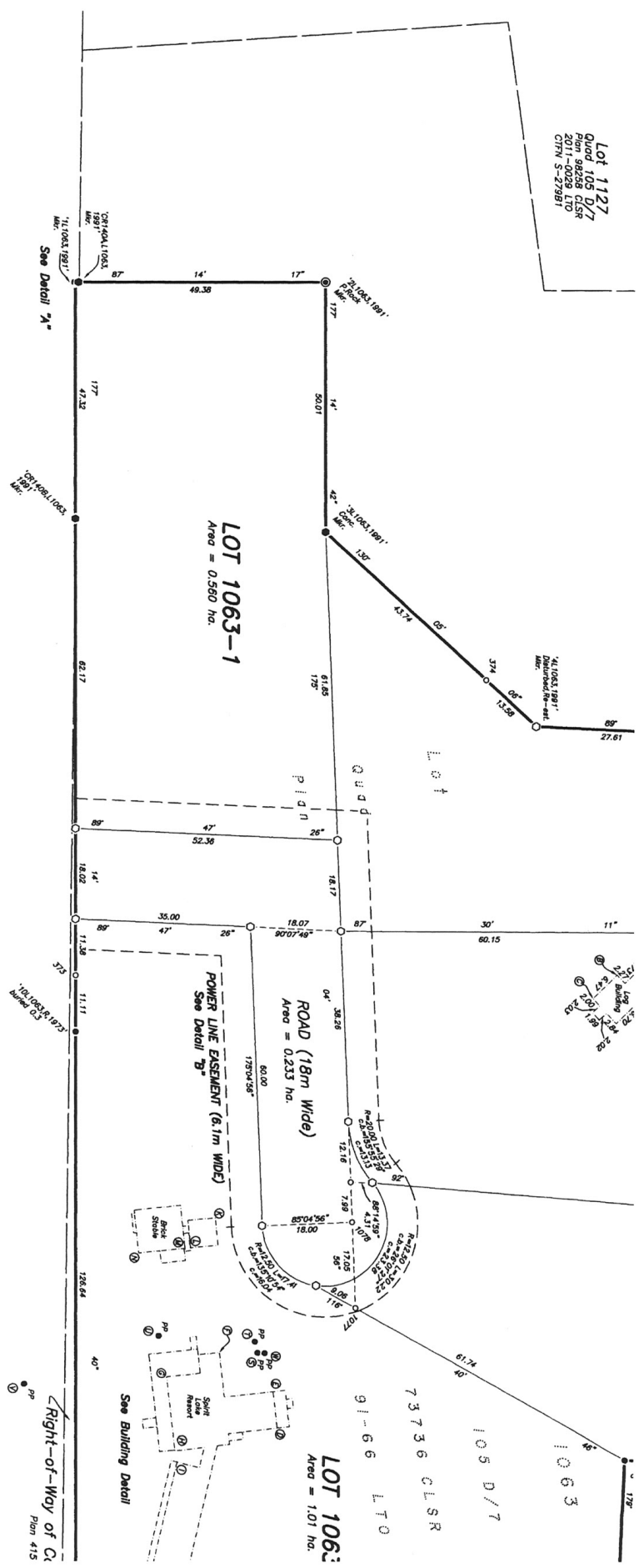
This report only contains information about permits that have been issued. Government of Yukon offers no warranties about the completeness of this report. It does not contain information about investigations, stop work orders, unpermitted installations or activities. The inspections undertaken by the 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

Lot 1127
Quad 105 D/7
Plan 98258 CLSR
2011-0029 LTO
C/M S-2/381

1/4 Sec 1881
D/7
M/S
27.61

27' Log
1/4 Sec 1881
D/7
M/S
2.02



YUKON

HIGHWAY

No. 2
Plan 74119 CLSR

92-17 LTO

Right-of-Way

(Klondike Highway)

Right-of-Way of 66 feet
Plan 415

LOT 1063-1
Area = 0.560 ha.

ROAD (18m Wide)
Area = 0.233 ha.

LOT 1063
Area = 1.01 ha.

73736 CLSR
91-66 LTO

105 D/7

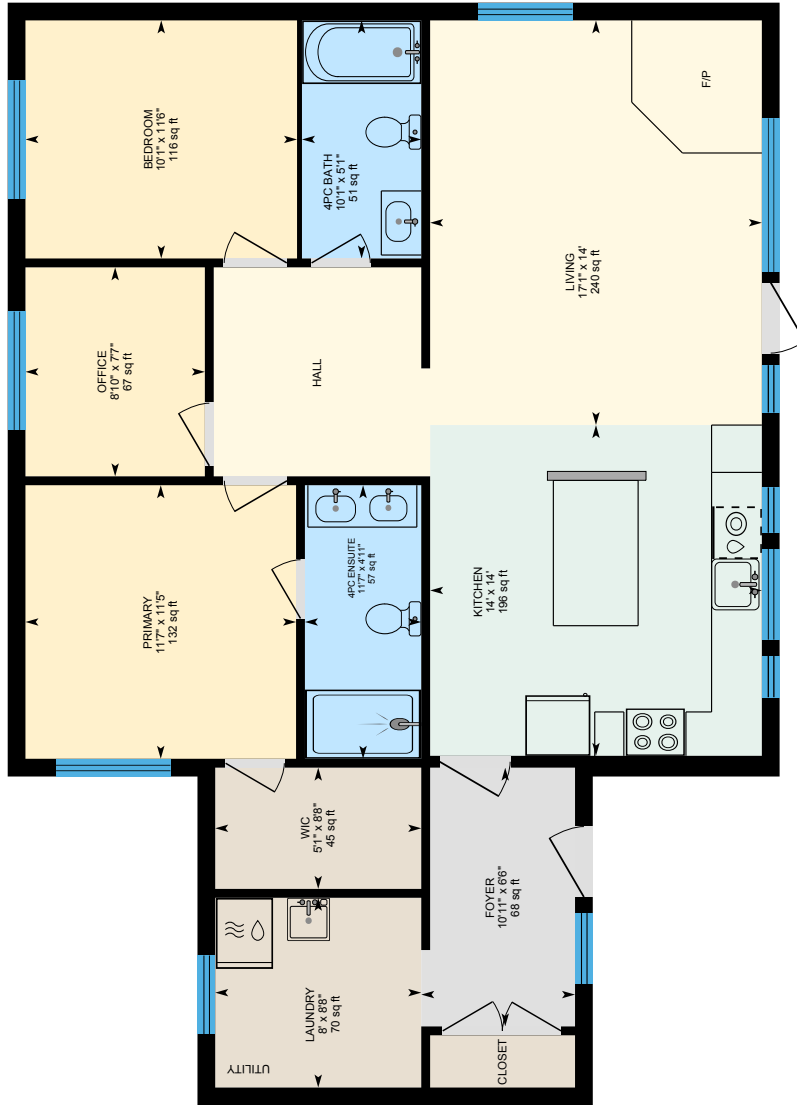
1063

2 Spirit Lk Rd, Carcross, YT

Main Floor

Exterior Area 1298.67 sq ft

Interior Area 1181.87 sq ft



PREPARED: 2024/05/27



iGUIDE

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2 Spirit Lk Rd, Carcross, YT

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

4pc Bath: 5'1" x 10'1" | 51 sq ft
4pc Ensuite: 4'11" x 11'7" | 57 sq ft
Bedroom: 11'6" x 10'4" | 116 sq ft
Foyer: 6'6" x 10'11" | 68 sq ft
Kitchen: 14' x 14' | 196 sq ft
Laundry: 8'8" x 8' | 70 sq ft
Living: 14' x 17'1" | 240 sq ft
Office: 7'7" x 8'10" | 67 sq ft
Primary: 11'5" x 11'7" | 132 sq ft
Wic: 8'8" x 5'1" | 45 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 1181.87 sq ft
Perimeter Wall Thickness: 9.0 in
Exterior Area: 1298.67 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1181.87 sq ft
Exterior Area: 1298.67 sq ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



2 Spirit Lk Rd, Carcross, YT

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licenses-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



CARCROSS DEVELOPMENT AREA REGULATION

Schedule B

C.O. 1976/231

ZONING DESIGNATION

RC-3	Country Residential (RC-3)	C-3	Highway Commercial
RC-2	Country Residential (RC-2)	C-4	Tourist Commercial
R-2	Country Residential (R-2)	C-4x1	Tourist Commercial Special
R-1	Residential	M	Industrial
WR-1	Watson River Residential	I	Institutional
RMX	Mixed Residential Commercial	P	Parkland - Greenbelt
C-1	Commercial Mixed Use	POS	Protected Open Space
CMU	Commercial	H	Hinterland

Detail B

