



URBAN
REALTY GROUP

LOGAN GREENBELT LOT

DELIGHTFUL TURN-KEY PACKAGE

CHRISMEGER.COM



71 FINCH CRESCENT OFFERED AT \$719,000 MLS #15912

Nestled into one of the more desirable greenbelt locations and loaded with appeal. This 3 bedroom, 2 bath bungalow represents the perfect blend of comfort and style. Open-concept main living area basks in natural light and is further enhanced by a cozy gas fireplace in the step down living room. Spacious kitchen, dining and nook give way to a beautiful rear deck, overlooking the landscaped back yard and beautifully treed green space. Primary bedroom is complete with a walk-in closet and full bath ensuite with soaker tub. Bonus room above the garage is ideal as a home studio, office, potential spare bedroom or play area for the kids. Recently re-shingled roof, updated forced air furnace and on demand hot-water tank ensures many years of enjoyment on this exceptionally maintained home. The double attached garage, paved driveway, fully landscaped lot, and storage shed round out what is arguably one of the most complete packages available in the market today.



“The Bonus room above the garage is ideal as a home studio, office, potential spare bedroom, or play area.”



Chris Meger

REALTOR®

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www.ChrisMeger.ca

	71 FINCH CRESCENT			
	Area	Whitehorse	Listing Status	Active
	Sub Area	Logan	Possession	Negotiable
	Postal Code	Y1A 5X5	Condo Fees	
	Type	Single Family	GST	No GST
	Style	Bungalow	Current Price	\$719,000
	Taxes	\$3,493 (2024)	Sale Price	
	MLS®	15912	Sale Date	
	Year Built	1996		
	Zoning	RR		
	Local Imp. Tax			
	Suite Permit			

INTERIOR FEATURES

Bedrooms	3	# Fireplaces	
Bathrooms	2	Fireplaces Type	Gas
Levels		Heating	Forced Air, Other, Propane
Basement	Crawl	Water	Gas Water Heater, Water Heater Incl
Bsmt Walls	Preserved Wood		

Equip Incl	Dishwasher, Microwave, Stove, Refrigerator, Storage Shed, Dryer
Features	Dishwasher BI, Alarm System (INC)
Flooring	

ROOMS (Sqft Fin: 2,050)

	Bsmt	Main	2nd	Other
Sqft				
Entrance				
Living		18'0x13'0		
Dining		15'0x9'0		
Kitchen		13'6x10'0		
Master Bedroom		16'0x12'0		
Bathroom		4pc		
Ensuite		4pc		
Bedroom		10'6x10'6		
Bedroom		10'0x10'0		
Other			18'0x13'0	

LOT & EXTERIOR FEATURES

Lot Area (sqft)	6,785	Width (ft)	59
Lot Area (acres)	0.1558	Depth (ft)	115
Lot Dimensions			
Roof	Asphalt Shingles		
Exterior Finish	Siding, Vinyl		
Total Parking			
Open Pk Spcs			
Driveway	Paved Drive		
Garage	Dble Att'd Gar.		
Lot	Flat, Fences some, Rectangular		
Outdoor Area	Deck, Fenced, Lawn Front, Lawn Back, Trees/Shrubs, School Bus		

LEGAL & MORTGAGE

Legal Desc.	Lot 31, Plan 93-03, Logan Subdivision, Whitehorse Yukon
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

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This listing information is provided to you by:

Chris Meger - Broker

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

URBAN REALTY GROUP

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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. Sep 3, 2024.



CM- SVCACCSM

CCS DATE 2024-08-29

COMPANY 05
Service Agreement Summary Report

Page 1
Run Date 2024-08-29
Run Time 19:46:14 PM

71 Finch Crescent — Electricity Consumption Report

Customer Name:

Payment Account:

Service Agreement:

Price Group:

05 0014949 3 01 7

0570024526

Status: Active

1160-Residential Service Hydro Non-Government

Premise Address:

District:

Revenue Class:

71 FINCH CRES

0571 - Whitehorse

RES

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WHITEHORSE

Last 12 Months = \$1,404.67 Average = \$117.06/month

Charge To Date	# of Days	Billed KWH	Billed Demand	Total Billed Amount	Statement Date	Bill Type
2024-08-14	30	282.00	0.00	\$75.01	2024-08-21	ACT
2024-07-15	32	306.00	0.00	\$79.35	2024-07-19	ACT
2024-06-13	31	332.00	0.00	\$83.99	2024-06-20	ACT
2024-05-13	28	338.00	0.00	\$85.08	2024-05-21	ACT
2024-04-15	33	497.00	0.00	\$113.65	2024-04-19	ACT
2024-03-13	29	805.00	0.00	\$168.93	2024-03-20	ACT
2024-02-13	29	1,071.00	0.00	\$219.18	2024-02-21	ACT
2024-01-15	33	879.00	0.00	\$181.74	2024-01-19	ACT
2023-12-13	28	607.00	0.00	\$132.21	2023-12-19	ACT
2023-11-15	30	419.00	0.00	\$98.23	2023-11-21	ACT
2023-10-16	31	309.00	0.00	\$78.33	2023-10-20	ACT
2023-09-15	32	369.00	0.00	\$88.97	2023-09-20	ACT
2023-08-14	32	298.00	0.00	\$76.04	2023-08-21	ACT

CM- SVCACCSM

CCS DATE 2024-08-29

COMPANY 05
Service Agreement Summary Report

Page 2
Run Date 2024-08-29
Run Time 19:46:14 PM

Charge To Date	# of Days	Billed KWH	Billed Demand	Total Billed Amount	Statement Date	Bill Type
2023-07-13	30	304.00	0.00	\$77.11	2023-07-17	ACT
2023-06-13	29	183.00	0.00	\$55.38	2023-06-20	ACT
2023-05-15	28	217.00	0.00	\$61.47	2023-05-19	ACT
2023-04-17	34	328.00	0.00	\$80.13	2023-04-20	ACT
2023-03-14	29	473.00	0.00	\$103.27	2023-03-21	ACT
2023-02-13	28	283.00	0.00	\$70.01	2023-02-17	ACT
2023-01-16	34	534.00	0.00	\$110.76	2023-01-20	ACT



120 Copper Road
Whitehorse, Yukon Y1A 2Z6
Phone: (867) 668-8000
Fax: (867) 668-7779

Customer Profile Inquiry

Customer: 202034-
Name:
Trade Name:

Status: A Active
Location: 1 Active

71 FINCH CR.

Propane Usage Summary

	2024	2023	2022	2021	2020	2019
January	993	528	756	628	702	1,178
February	649		544	764		
March		790		576	1,110	866
April	744		824			
May					716	470
June						
July						
August		552		1,034		
September						
October					532	839
November		903	817	516		
December			859	759	857	752
Total	2,386	2,773	3,800	4,277	3,917	4,105

71 Finch Crescent — Propane Consumption Report

AMOUNT IN LITRES

We have a full staff to answer every phone call and to help in any way we can with your Propane needs at our Whitehorse Office.

Please call **867-668-8000** or drop by our office at **120 Copper Road** to set up an account with us and to discuss our "Promotions" for new customers.

You can also email us at **yukonoffice@supersave.ca** and we can answer any questions you may have.

Last 3 years = 3,756 litres/year

Average = 313 litres/month

BUILDING FILE REPORT

Lot	31	Block		Plan	93-03
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Civic Address	71 Finch Crescent, Logan Subdivision, Whitehorse, Plan 93-03
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Permits Issued					
Permit Type & #		Denied	Cancelled	Occupancy	Final
Electrical # 9243					Yes
Description:	Temporary service & wire dwelling				
Gas # 2408					Yes
Description:	Install propane tank				
Gas # 2438					Yes
Description:	Install propane wall heater & fireplace				
If not listed above, our records contain no information regarding any approved woodstove and/or chimney installations.					

NOTE: Lapsed permits – 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>.

DISCLAIMER: <i>Our files contain no information 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:	August 29, 2024
Legal Description:	Plan: 93-03 Lot: 31 Town: Whitehorse Subdivision: Logan Yukon Territory
Civic Address:	71 Finch Crescent Whitehorse

Permits Issued & Status

Permit Type/Number & Description of Work	Date Permit Issued	Permit Denied	Permit Lapsed	Permit Cancelled	Occupancy Approval	Permit Closed
Gas Permit - 7950	2013-10-28					2013-11-13
New work - install water heater and furnaces						
If not listed above, our records contain no information regarding any approved woodstove or chimney installations.						

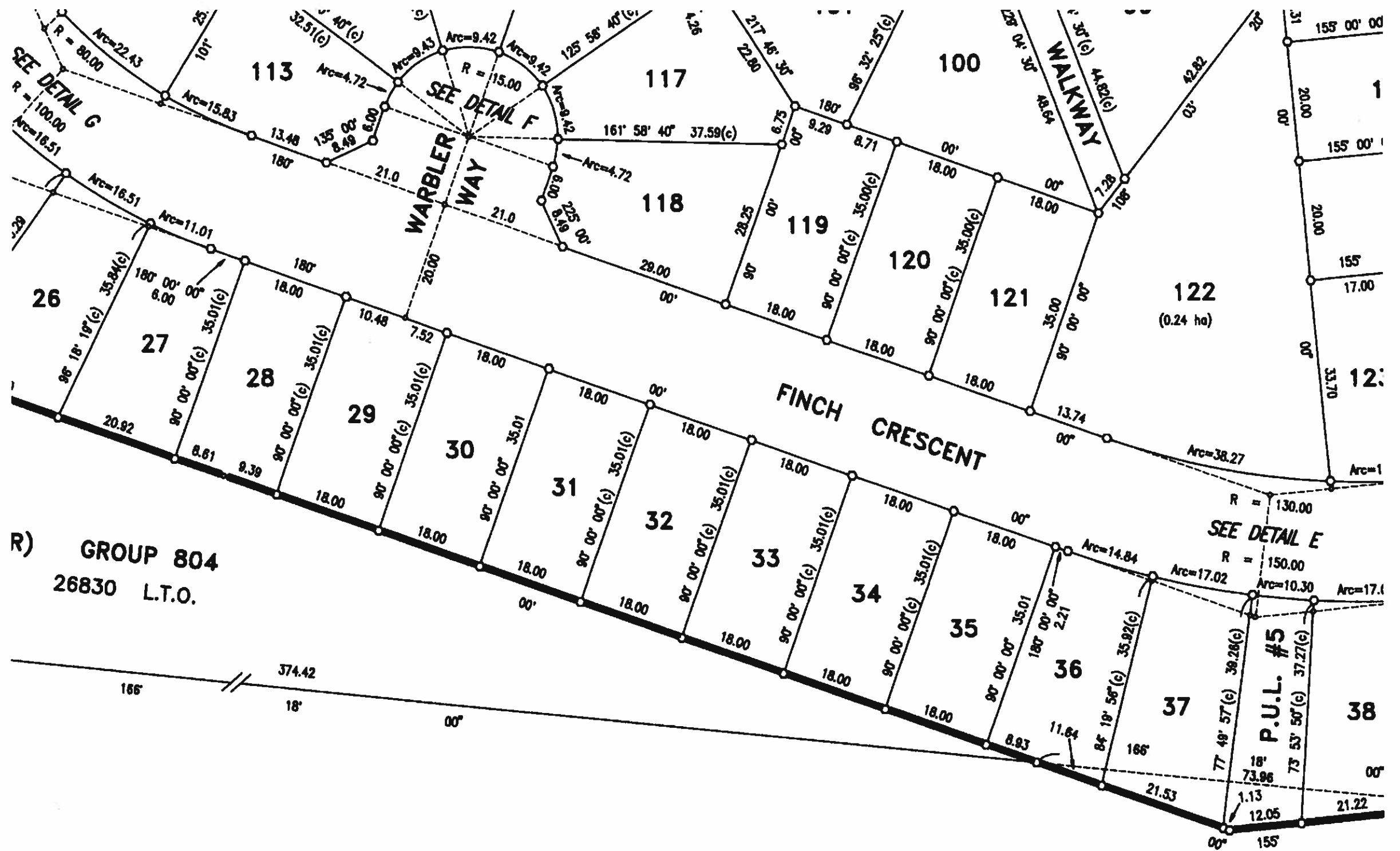
NOTE: Cancelled/Lapsed Permits - due to inactivity or at request of owner

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



R) GROUP 804
26830 L.T.O.

Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

9.14 RR Restricted Residential Detached

9.14.1 Purpose

To provide single detached housing on larger urban serviced lots with a restricted range of permitted residential housing forms and associated uses.

9.14.2 Principal Uses

- a) parks
- b) housing: single detached

9.14.3 Secondary Uses

- a) accessory building/structure
- b) home based businesses, minor

9.14.4 Development Regulations

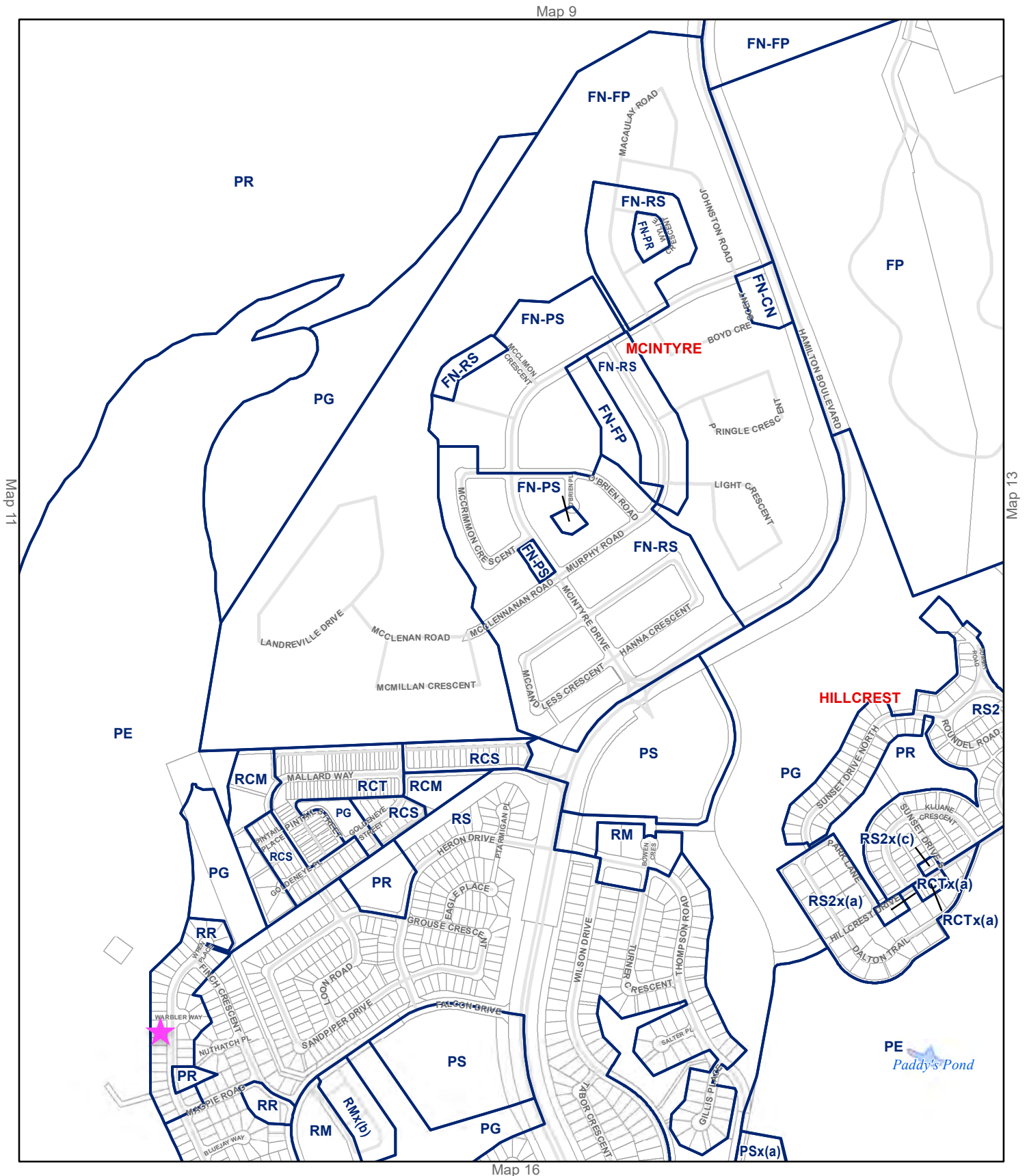
- a) the minimum lot area is 700 m².
- b) the maximum site coverage is 35%.
- c) the maximum height is 10.0 m.
- d) the minimum front yard setback is 6.0 m.
- e) the minimum side yard setback is 3.0 m on one side and 1.5 m on the other side.
- f) the corner lot setback is 6.0 m from each street and 1.5 m from all other sides.
- g) the minimum rear yard setback is 6.0 m except on a corner lot.
- h) the minimum width of a single detached dwelling shall be 6.0 m.

9.14.5 Other Regulations

- a) All single detached houses shall install a hard-surfaced driveway, associated internal sidewalks and complete landscaping of the front yard in accordance with section 5.5.2.8 within one year of issuance of the occupancy permit. Where a lot fronts on two streets, the landscaping standard shall apply to both frontages.
- b) An occupancy permit shall not be issued for a single detached house until the building exterior has been completed.
- 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.

MAP 12

MCINTYRE, ARKELL, INGRAM
LOGAN, GRANGER



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.



0 430
Meters

Projection: NAD 1983 UTM Zone 8

Consolidation date:
October 6, 2020