



191 BACKE STREET

Area	Haines Junction	Listing Status	Active
Sub Area	HJ Haines Junction	Possession	Negotiable
Postal Code	Y0B 1L0	Condo Fees	
Type	Single Family	GST	GST to be Verified
Style	Two Storey	Current Price	\$489,900
Taxes	\$2,946 (2023)	Sale Price	
MLS®	16139	Sale Date	
Year Built	2009		
Zoning	CT		
Local Imp. Tax			
Suite Permit			

INTERIOR FEATURES

Bedrooms	3	# Fireplaces	
Bathrooms	2	Fireplaces Type	
Levels		Heating	Electric
Basement		Water	Elec Water Heater
Bsmt Walls	Preserved Wood		

Equip Incl	Dishwasher, Refrigerator, Washer, Storage Shed, Dryer
Features	Dishwasher BI
Flooring	

ROOMS (Sqft Fin: 1,450)

	Bsmt	Main	2nd	Other
Sqft				
Entrance		11'6x6'0		
Living		14'6x12'1		
Dining				
Kitchen		14'2x13'6		
Mast Bedroom			14'7x9'11	
Bathroom		3pc	3pc	
Bedroom			10'2x9'7	
Rec Room			19'2x13'3	

LOT & EXTERIOR FEATURES

Lot Area (sqft)	5,000	Width (ft)	50
Lot Area (acres)	0.1148	Depth (ft)	100
Lot Dimensions			
Roof	Asphalt Shingles		
Exterior Finish	Siding		
Total Parking			
Open Pk Spcs			
Driveway	Gravel Drive, RV Parking		
Garage	No Garage		
Lot	Flat, Rectangular		
Outdoor Area	Deck, Trees/Shrubs		

LEGAL & MORTGAGE

Legal Desc.	Lot 16, Block 11, Plan 19794, Haines Jct Yukon
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

Nestled in the breathtaking wilderness of Haines Junction, this stunning chalet-style home is your gateway to adventure, bordering the expansive Kluane National Park. Boasting 3 spacious bedrooms and 2 beautifully appointed bathrooms, this property combines rustic charm with modern comforts. The main house features soaring vaulted ceilings, warm wood finishes, and large windows that perfectly frame the awe-inspiring St. Elias Mountain Range. A cozy open-concept living area, complete with a wood-burning stove, offers the perfect space to unwind after a day exploring the great outdoors. Beyond the main house, multiple guest huts provide unique accommodations for visitors or rental potential, each offering privacy and views of the surrounding natural beauty. Set on a generous lot with direct access to trails, this property is a haven for hikers, climbers, and outdoor enthusiasts. Utilize the full business potential or simply move in and call this stunning location home! Listed By: URBAN REALTY GROUP

This listing information is provided to you by:

Chris Meger - Broker

📞 867-335-4868 ✉️ chris@urbanrealtygroup.ca 🌐 <http://www.chrismeger.ca>

URBAN REALTY GROUP

📞 867-335-4868 ✉️ 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. Jan 28, 2025.



CM- SVCACCSM

COMPANY 05
Service Agreement Summary Report

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CCS DATE 2025-01-16

191 Backe Street — Wanderer's Inn — Electricity Consumption Report

Customer Name: WANDERERS INN
Payment Account: 05 2973782 1 01 7
Service Agreement: 6320056102 **Status:** Active
Price Group: 2160-General Service Hydro Non-Government

Premise Address: 191 BAKKE SN , HAINES JUNCTION
District: 0572 - Haines Junction
Revenue Class: COM

Charge To Date	# of Days	Billed KWH	Billed Demand	Total Billed Amount	Statement Date	Bill Type
2024-12-10	34	1,640.00	16.72	\$530.50	2024-12-12	ACT
2024-11-06	29	2,760.00	17.30	\$793.56	2024-11-14	EST
2024-10-08	27	2,560.00	17.30	\$697.66	2024-10-11	EST
2024-09-11	34	3,780.00	17.30	\$935.34	2024-09-13	ACT
2024-08-08	30	2,340.00	17.30	\$621.55	2024-08-15	ACT
2024-07-09	33	1,400.00	17.30	\$447.66	2024-07-12	ACT
2024-06-06	30	2,700.00	17.30	\$699.17	2024-06-13	EST
2024-05-07	29	1,600.00	17.30	\$481.18	2024-05-13	ACT
2024-04-08	33	2,360.00	17.30	\$625.86	2024-04-12	ACT
2024-03-06	27	3,060.00	17.30	\$776.79	2024-03-13	ACT
2024-02-08	64	8,840.00	17.30	\$2,133.72	2024-02-13	ACT
2024-01-08	33	4,360.00	17.30	\$1,050.96	2024-02-13	ACT
2023-12-06	29	3,300.00	17.30	\$820.19	2023-12-13	ACT

CM- SVCACCSM

CCS DATE 2025-01-16

COMPANY 05
Service Agreement Summary Report

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Run Date
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2025-01-16
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Charge To Date	# of Days	Billed KWH	Billed Demand	Total Billed Amount	Statement Date	Bill Type
2023-11-07	32	3,120.00	16.74	\$774.97	2023-11-14	ACT
2023-10-06	28	2,560.00	16.74	\$654.08	2023-10-13	EST
2023-09-08	32	2,440.00	16.74	\$626.24	2023-09-14	ACT
2023-08-07	32	1,960.00	16.74	\$524.28	2023-08-14	ACT
2023-07-06	30	2,240.00	16.74	\$582.63	2023-07-12	ACT
2023-06-06	27	1,360.00	16.74	\$421.90	2023-06-13	ACT
2023-05-10	34	1,940.00	16.74	\$520.85	2023-05-12	ACT
2023-04-06	30	2,480.00	17.50	\$627.80	2023-04-14	ACT
2023-03-07	29	3,160.00	16.74	\$750.34	2023-03-13	ACT
2023-02-06	28	3,320.00	16.74	\$781.01	2023-02-10	ACT
2023-01-09	34	4,920.00	16.74	\$1,081.42	2023-01-13	ACT

Last 12 Months Consumption = \$9,793.95 Average = \$816.16/month
Previous 12 Months Consumption = \$8,165.71 Average = \$680.48/month

Last 2 Years = \$8,979.83/year; \$748.32/month



Building File Report

Date:	January 13, 2025
Legal Description:	Plan: 19794 Block: 11 Lot: 16 Town: Haines Junction Yukon Territory
Civic Address:	191 Backe Street Haines Junction

Permits Issued & Status

Permit Type/Number & Description of Work	Date Permit Issued	Permit Denied	Permit Lapsed	Permit Cancelled	Occupancy Approval	Permit Closed
Temporary Electrical Permit - 25252	2009-11-06					2010-04-27
Temporary service						
Plumbing Permit - 2015-0116-P	2015-12-03		2017-04-05			2017-04-13
Install shower in main floor bathroom and move sink						
Building Permit - 2016-0007-B	2016-01-22			2016-07-26		2017-06-12
Change of use to commercial (hostel)						
Building and Plumbing Permit - 20100500004	2010-02-04			2015-03-17		
Construct restaurant with residence above and install plumbing						
Electrical Permit - 32477	2013-04-23					2015-05-08
Bring wiring up to code (finishing work started by another contractor)						
Building Permit - 2017-0080-B	2017-05-09					2017-06-30
Construct cabin						
Electrical Permit - 2017-0466-E	2017-05-09					2017-06-22
Wire cabin						
Electrical Permit - 25600	2010-03-26					2014-12-17
Wire residence/restaurant						
Electrical Permit - 2016-0070-E	2016-01-25					2017-04-18
Main floor bathroom renovation						
Electrical Permit - 2015-0360-E	2015-04-14					2015-05-08
Fix deficiencies for final						
Building Permit - 20130612095	2013-10-22					2015-05-06
Install woodstove						
Building Permit - 2015-0031-B	2015-03-17					2015-05-20
Change of use from commercial to residential space						

If not listed above, our records contain no information regarding any approved woodstove or chimney installations.

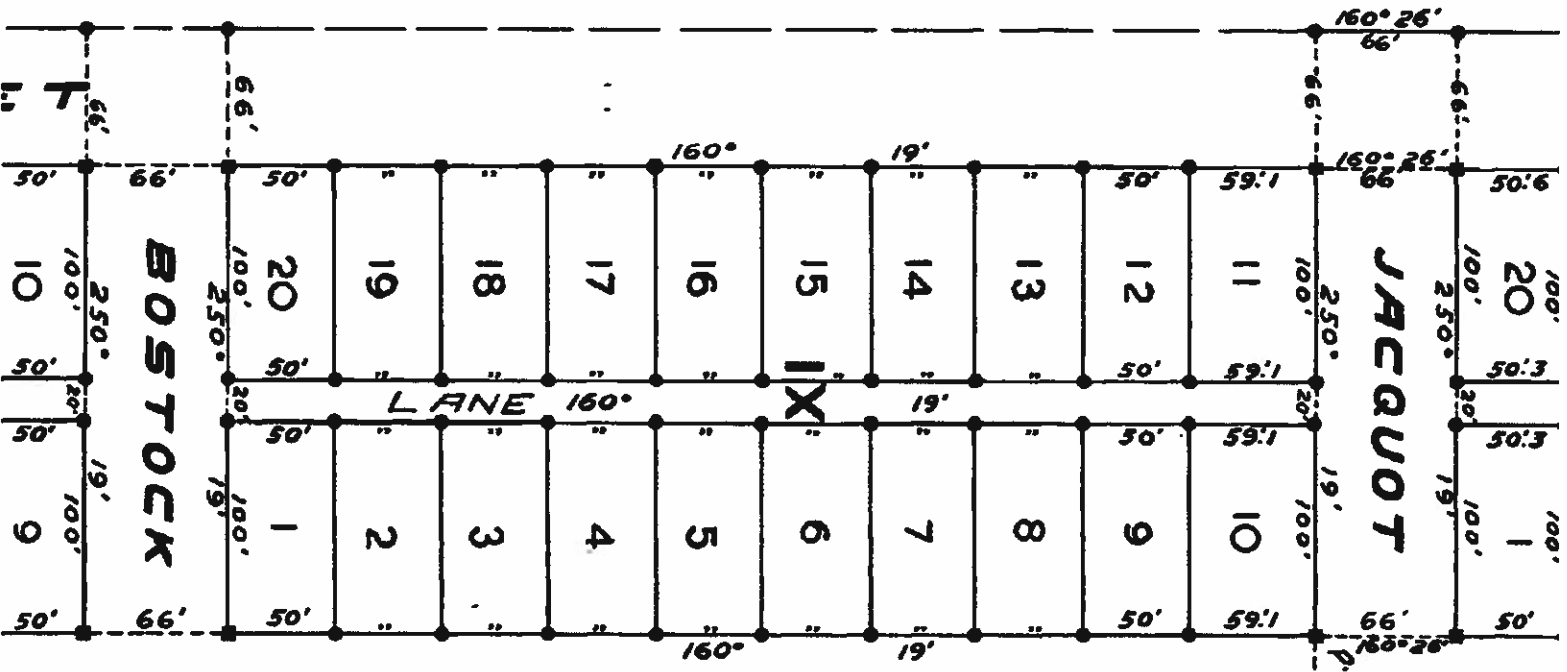
NOTE: Cancelled/Lapsed Permits - due to inactivity or at request of owner

**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:

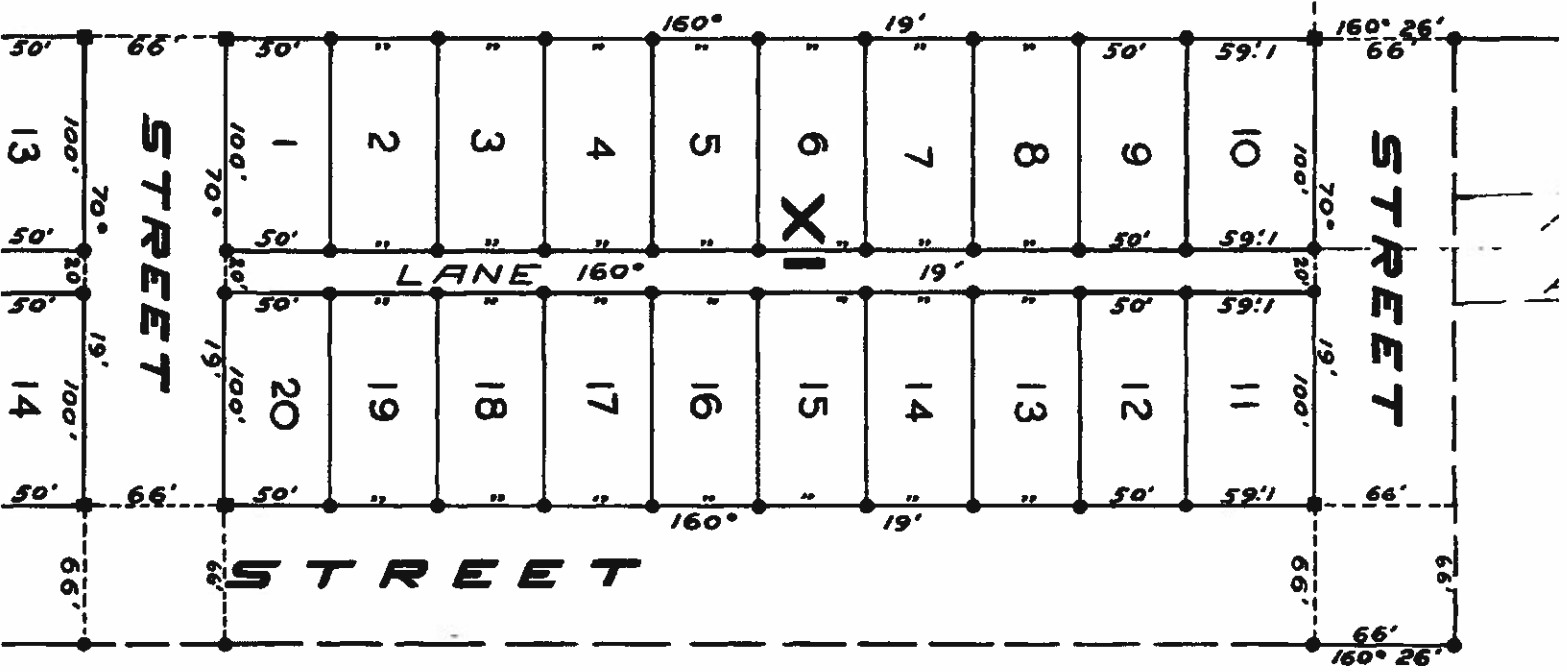
This report only contains information about permits that have been issued. Government of Yukon offers no warranties about the completeness of this report. It does not contain information about investigations, stop work orders, unpermitted installations or activities. The inspections undertaken by the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



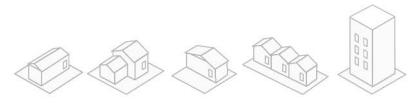
KA HIGHWAY (NORTH)

(See Plan No. 40905,
L. S. 8 A.C., Dept. of M.B.T.S.)



**PAY
HAIN
YUKI**

SC/



2.7 TOURIST COMMERCIAL ZONE (CT)

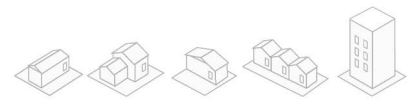
2.7.1 Zone Intent:

- a) This zone is to provide for a range of commercial uses that provide service to local industry and /or highway tourism and service needs. Mixed commercial and residential uses in this zone are permitted, though the area remains predominantly a service commercial zone.

2.7.2 Permitted Uses

- a) Agricultural Supply and Sales
- b) Animal Clinics/Hospitals
- c) Bake Shops
- d) Broadcasting and Recording
- e) Bus Terminals
- f) Car Washes
- g) Child Care Centres
- h) Commercial and Residential Mixed Uses
- i) Commercial Greenhouses
- j) Commercial Recreation
- k) Drive in or Drive-Thru Businesses
- l) General Contractor Services
- m) Licensed Premises pursuant to the Liquor Act
- n) Offices
- o) Overnight Accommodations
- p) Personal Service Establishments
- q) Places of Worship
- r) Public Buildings
- s) R.V. Campgrounds
- t) Restaurants
- u) Retail Stores
- v) Service Stations
- f) Short Term Rental Accommodations
- w) Utility Infrastructure
- x) Vehicle Sales, Rental and Services





2.7.3 Accessory Uses

- a) Bed and Breakfasts
- b) Home Businesses
- c) Secondary Suites
- d) Single Family Dwellings
- e) Temporary Retail Sales
- f) Temporary Uses
- g) Outdoor Storage

2.7.4 Regulations

- a) Minimum and Maximum Requirements:

Requirements		
Minimum Lot Size		464.00 m ² (4,994.45 ft ²)
Minimum Size of Dwelling (GFA)		20.00 m ² (215.28 ft ²)
Maximum Size of Single Detached Dwelling (GFA)		100.00 m ² (1,076.39 ft ²)
Principal Building	Height (max)	15.00 m (49.21 ft)
	Front Yard (min)	None
	Side Yard (min)	2.50 m (8.20 ft)
	Rear Yard (min)	2.50 m (8.20 ft)
Accessory Building	Height (max)	10.00 m (32.81 ft)
	Front Yard (min)	None
	Side Yard (min)	2.50 m (8.20 ft)
	Rear Yard (min)	2.50 m (8.20 ft)

2.7.5 Other Regulations

- a) An accessory dwelling cannot be built or occupied until the principal commercial unit is complete or its use operational.
- b) Only one single family dwelling is permitted, which must be accessory to the principal use and shall not exceed 40% of the gross floor area of the combined buildings on the lot.
- c) Notwithstanding 2.7.5 (b), if the applicant demonstrates, to the satisfaction of the Development Officer, that the principal commercial use is complete and operational without the requirement of a principal commercial or industrial building, the 40% gross floor area restriction of 2.7.5 (b) will not apply until such time as a principal commercial building is developed.
- d) If uses may be or become hazardous or injurious as regards health or safety or which adversely affect the amenities of the neighbourhood or interferes with or may interfere with normal enjoyment of any land, building or structure, these uses shall be screened from adjacent sites and roads, through the use of fences, berms, landscaping, or a combination therefore, to the satisfaction of the Development Officer.

