

280 4050 WHISTLER WY, VON 1B4

Active

List Price: **\$89,900** Previous Price:
Original Price: **\$89,900**

Subdiv/Complex: **WHISTLER VILLAGE**

Frontage:	Approx Yr Blt: 1988	PID:	013-202-448
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 26	Zoning:	CC1
Exposure:	Bedrooms: 1	Taxes:	\$1,748 (2013)
Stories in Bldg: 8	Bathrooms: 1	If New GST/HST Incl:	No
Flood Plain:	Full Baths: 1	Tax Incl Utils:	Yes
Meas. Type:	Half Baths: 0	Apprvl Req:	No
Fixtures Lsd: N			
Fixt Removed: N			
View:	Y - DRIVING RANGE AND MOUNTAINS		

Style of Home: Corner Unit	Total Parking:	Covered Parking:
Construction: Concrete Frame	Parking Access: Rear	
Foundation: Concrete Slab	Parking Facilities: Garage Underbuilding	
Exterior: Stucco		
Rain Screen: No	R/I Plumbing:	
Type of Roof: Metal	Dist to Public Trans: 1	Dist to School/Bus:
Renovations: Partly	Units in Development: 287	Total Units in Strata: 127
Flooring: Mixed	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 0	R/I Fireplaces:	Seller's Interest: Court Ordered Sale
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Balcony(s)	Property Disclosure: N - COURT ORDERED SALE	
Mngmt Co: TRILOGY	Bylaw Restrictions: Pets Allowed, Rentals Allowed	
Mngmt Ph: 604-601-2764	Maint Fee: \$340.00	

Maint Charge Incl: **Cable/Satellite, Gardening, Garbage Pickup, Management, Recreation Facility, Snow removal**

Legal: **PL VAS2359 LT 28 DL 3020 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**
 Amenities: **Elevator, Exercise Centre, Pool; Outdoor, Restaurant, Shared Laundry, Swirlpool/Hot Tub**
 Features Incl: **Air Conditioning, Drapes/Window Coverings**

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10' X 10'						
Main F.	Bedroom	10' X 8'						
Main F.	Kitchen	0' X 0'						

Floor Area (SqFt):	Total # Rooms: 3	Bathrooms
Finished Floor Area Main: 398	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 398	Restricted Age:	5
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 398		8

Listing Broker(s): **(1) Whistler Real Estate Co. Ltd.**

Hilton Whistler Resort & Spa's guestrooms are designed with mountain style elegance and incorporate many natural elements into its design, including indigenous art from the Sea-to-Sky corridor. This Whistler hotel boasts the largest and most comfortable guestrooms in Whistler. Relax in our refreshed outdoor heated swimming pool or hot tub and soak up the incredible mountain views. Take advantage of the 24-hour Fitness Centre and Business Centre. Rejuvenate yourself with our own full service spa.

278 4050 WHISTLER WY, VON 1B4

Active

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List Price: **\$94,900** Previous Price: **\$99,900**
Original Price: **\$123,900**

Subdiv/Complex: **VILLAGE**

Frontage: Approx Yr Bld: **1988** PID: **013-202-464**
Depth/Size: Type: **Apartment/Condo**
Lot SqFt: **0** Age at List Date: **25** Zoning: **CC1**
Exposure: Bedrooms: **0** Taxes: **\$1,832 (2013)**
Stories in Bldg: **8** Bathrooms: **1** If New GST/HST Incl: **No**
Flood Plain: **No** Full Baths: **1** Tax Incl Utils: **Yes**
Meas. Type: Half Baths: **0** Apprvl Req: **No**
Fixtures Lsd: **N**
Fixt Removed: **N**
View:

Style of Home: **Other** Total Parking: Covered Parking:
Construction: **Concrete Frame** Parking Access: **Front**
Foundation: **Concrete Slab** Parking Facilities: **Garage; Underground**
Exterior: **Stucco**
Rain Screen: **No** R/I Plumbing:
Type of Roof: **Metal** Dist to Public Trans: **1** Dist to School/Bus:
Renovations: **Partly** Reno Year: **2005** Units in Development: **287** Total Units in Strata: **127**
Flooring: Locker: **No**
Water Supply: **City/Municipal** Possession:
Heat/Fuel: **Electric** Title to Land: **Freehold Strata**
No. of Fireplaces: **0** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**
Fireplace Fuel: Mortgage Info: **\$0**
Outdoor Area: **None** Property Disclosure: **N - COURT ORDERED SALE**
Mngmt Co: **TRILOGY** Bylaw Restrictions: **Rentals Allowed**
Mngmt Ph: Maint Fee: **\$311.48**

Maint Charge Incl: **Cable/Satellite, Gardening, Garbage Pickup, Heat, Hot Water, Management, Recreation Facility, Taxes**

Legal: **PL VAS2359 LT 29 DL 3020 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**
Amenities: **Elevator, Exercise Centre, Pool; Outdoor, Restaurant**
Features Incl: **Air Conditioning, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Microwave, Refrigerator**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8' X 5'						
Main F.	Living Room	10' X 10'						

Floor Area (SqFt):		Total # Rooms:	2	Bathrooms	
Finished Floor Area Main:	403	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	403	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	403			8	

Listing Broker(s): **(1) Whistler Real Estate Co. Ltd.**

Relax and unwind at the luxurious, award winning Hilton Resort and Spa. The hotel is ideally located in the heart of Whistler Village, host mountain resort of the 2010 Winter Olympic and Paralympic Games. Named by Conde Nast as the 10th top resort hotel in Canada, the hotel is steps away from the chairlifts of the legendary Whistler and Blackcomb Mountains, and offers an array of world class restaurants, stylish boutiques and buzzing nightlife at our doorstep.



List Price: **\$278,300** Previous Price:
Original Price: **\$278,300**

Subdiv/Complex:
Frontage: Approx Yr Blt: **1988** PID: **012-087-262**
Depth/Size: Type: **Apartment/Condo**
Lot SqFt: **0** Age at List Date: **26** Zoning: **RM2**
Exposure: Bedrooms: **1** Taxes: **\$2,056 (2014)**
Stories in Bldg: Bathrooms: **1** If New GST/HST Incl:
Flood Plain: Full Baths: **1** Tax Incl Utils: **No**
Meas. Type: **Feet** Half Baths: **0** Apprvl Reqd:
Fixtures Lsd: **N**
Fixt Removed: **N**
View:

Style of Home: **Ground Level Unit** Total Parking: **1** Covered Parking: **0**
Construction: **Frame - Wood** Parking Access: **Front**
Foundation: **Concrete Perimeter** Parking Facilities: **Open**
Exterior: **Wood**
Rain Screen: R/I Plumbing:
Type of Roof: **Metal** Reno Year: Dist to Public Trans: **100M** Dist to School/Bus: **3KM**
Renovations: Units in Development: Total Units in Strata:
Flooring: **Laminate** Locker:
Water Supply: **City/Municipal** Possession:
Heat/Fuel: **Baseboard** Title to Land: **Freehold Strata**
No. of Fireplaces: **0** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**
Fireplace Fuel: Mortgage Info: **\$0**
Outdoor Area: **Balcony(s)** Property Disclosure: **N - SOLD AS IS, WHERE IS**
Mngmt Co: **WRM** Bylaw Restrictions: **No Restrictions**
Mngmt Ph: **604-932-2972** Maint Fee: **\$198.93**

Maint Charge Incl: **Other**

Legal: **PL VAS2276 LT 2 DL 7179 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT**
Amenities: **Shared Laundry, Storage**
Features Incl: **Refrigerator, Stove**

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Bedroom	12' X 9'						
Main F.	Other	9' X 5'						
Main F.	Den	6' X 6'						
Main F.	Kitchen	7' X 8'						
Main F.	Living Room	16' X 11'						
Main F.	Foyer	11' X 5'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	603	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	603	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	603			8	

Listing Broker(s): **(1) Century 21 Performance Realty**

Great opportunity for affordable living in Nordic Court! 1 bed + small den, 1 bath ground floor unit. Updates include cork floors, kitchen cabinetry & stainless appliances. Private balcony overlooking green space. Close proximity to lakes, trails, climbing, etc. Complex has shared laundry, storage locker & parking. No owner restrictions, must be occupied by full time Whistler resident. Court ordered sale. Sold as is, where is.