



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
http://www.luisayala.ca  
luis@luisayala.ca



**Active**  
**R2489897**

Board: V  
Townhouse

**49 2400 CAVENDISH WAY**

Whistler  
Nordic  
V8E 0L8

Residential Attached

**\$624,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$624,900**  
Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1978**  
Depth / Size (ft.): Bedrooms: **2** Age: **42**  
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM1**  
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$2,938.51**  
Council Apprv?: Half Baths: **1** For Tax Year: **2020**  
Exposure: Maint. Fee: **\$366.96** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **003-109-194**  
Mgmt. Co's Name: **Whistler Resort Management** Tour: **Virtual Tour URL**  
Mgmt. Co's Phone: **604-932-2972**  
View: **No :**  
Complex / Subdiv: **Whiski Jack**  
Services Connected: **Electricity, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Metal**

Reno. Year:  
R.I. Plumbing:  
  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **2** Covered Parking: Parking Access: **Front**  
Parking: **Open**  
  
Locker:  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Management**  
Legal: **STRATA PLAN VR490, STRATA LOT 49, DL 7165 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**  
Amenities: **Sauna/Steam Room, Shared Laundry**

Site Influences:  
Features: **Dishwasher, Free Stand F/P or Wdstove, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 13'8			x			x
Main	Dining Room	10'2 x 7'8			x			x
Main	Kitchen	10'2 x 12'5			x			x
Main	Foyer	6'4 x 5'6			x			x
Above	Bedroom	11' x 11'4			x			x
Above	Bedroom	11' x 10'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>480</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>479</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>1</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>959 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>959 sq. ft.</b>	Basement: <b>Crawl</b>			6				
					7				
					8				

Listing Broker(s): **Engel & Volkers Whistler**

**Own a piece of Whistler history! This cozy 2 bed/1.5 bath, well maintained town house offers an open living plan with spacious kitchen, living/dining area and powder room on the main floor. The upper level offers 2 bedrooms, a full bathroom and a sauna. The large entry provides lots of room for your gear and a rear patio provides private outdoor space. Located in popular Whiski Jack, with an easy trail walk or ski out to Whistler Creekside gondola, and conveniently positioned between Whistler Village and Creekside. This well maintained complex is perfect for full time living or a weekend getaway - a great price for a great property!**