



Presented by:  
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**Active**  
**R2018046**

Board: V  
House/Single Family

**2225 NORDIC DRIVE**

Whistler  
Nordic  
V0N 1B2

Residential Detached

**\$4,399,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$4,399,000</b>
Depth / Size (ft.):	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1999</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms:	<b>7</b>	Age: <b>16</b>
Flood Plain: <b>No</b>	Full Baths:	<b>6</b>	Zoning: <b>RS-1</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$23,041.61</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>023-769-068</b>

View: **Yes: MOUNTAINS AND FOREST**  
Complex / Subdiv: **NORDIC ESTATES**  
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stone, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **6**  
Fireplace Fuel: **Gas - Natural, Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Wood**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **7** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double, Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **PL LMP33297 LT B DL 7765 LD 36**

Amenities:

Site Influences: **Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Treed**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Hot Tub Spa/Swirlpool, Hot Water Dispenser, Pantry, Security System, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	21' x 15'	Below	Living Room	19'6" x 18'6"			x
Above	Bedroom	15' x 9'	Below	Den	28' x 16'			x
Above	Bedroom	12'9" x 12'9"	Below	Media Room	16' x 13'			x
Main	Laundry	10' x 9'	Below	Study	16'7" x 9'			x
Main	Den	11'5" x 10'9"			x			x
Main	Living Room	22' x 18'5"			x			x
Main	Dining Room	15'5" x 11'			x			x
Main	Kitchen	13' x 12'			x			x
Main	Family Room	20' x 12'			x			
Below	Bedroom	12' x 11'			x			

Finished Floor (Main):	<b>1,803</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,680</b>	# of Kitchens: <b>1</b>	1	Above	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>1,320</b>	# of Levels: <b>3</b>	2	Above	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Legal Suite</b>	3	Above	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>4,803 sq. ft.</b>	Crawl/Bsmt. Height:	4	Main	<b>2</b>	<b>No</b>	Garage Sz:
		Beds in Basement: <b>0</b>	5	Below	<b>3</b>	<b>No</b>	Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Crawl</b>	6	Below	<b>3</b>	<b>Yes</b>	
Grand Total:	<b>4,803 sq. ft.</b>	Beds not in Basement: <b>4</b>	7	Below	<b>3</b>	<b>No</b>	
			8				

Listing Broker(s): **Whistler Real Estate Company**

**Welcome to The Talisman at 2225 Nordic Drive. Presenting a magnificent gated masterpiece that will leave you breathless upon entering. A prestigious lifestyle awaits in this mountain chalet with massive timbers, vaulted ceilings, majestic stonework, and grand fireplaces with beautiful hardwood floors. Designed by renowned architect, Mike Gottschalk, this exquisite home on a half acre offers character throughout. Design and quality with the highest standards make this sensational mountain home an incredible value.**