



Presented by:  
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Whistler, Nesters Residential Attached  
**# 10 7001 NESTERS RD, VON 1B7** **Active**  
**MLS# V1116974**



List Price:	\$244,900	Previous Price:	
		Original Price:	\$244,900
Subdiv/Complex: BLACKCOMB CONDOS			
Frontage:		Approx Yr Blt:	1974
Depth/Size:		PID:	003-711-820
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	RM1
Stories in Bldg:		Taxes:	\$1,809 (2014)
Flood Plain:		If New GST/HST Incl:	No
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	Y - MOUNTAINS & POND		

Style of Home:	1 Storey, Upper Unit	Total Parking:	1	Covered Parking:	
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Slab	Parking Facilities:	Open		
Exterior:	Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Patio(s) & Deck(s)				
Mngmt Co:		Property Disclosure:	N - AS IS WHERE IS		
Mngmt Ph:		Bylaw Restrictions:	No Restrictions		
		Maint Fee:	\$100.00		

Maint Charge Incl: Other

Legal: PL VAS215 LT 10 DL 4753 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT

Amenities: None

Features Incl:

Site Influences: Central Location, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Bedroom	10' X 11'6						
Main F.	Kitchen	6' X 4'6						
Main F.	Living Room	10' X 8'6						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	3	<b>Bathrooms</b>	
Finished Floor Area Main:	530	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:	530	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	530			8	

Listing Broker(s): (1) RE/MAX Sea to Sky Real Estate

You will appreciate this central location with easy access to Whistler Village, Nesters shops, Meadow Park sports center, schools and Whistler / Blackcomb Mountains. Why rent when you can own your own one bedroom suite for under \$250,000. The self managed strata helps keep operating costs to a minimum. Great opportunity to purchase an upper floor, one bedroom suite in a private location with nice views.