



Presented by:  
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Whistler, Emerald Estates

**MLS# V1108873**

Residential Detached

**9261 PINETREE LN, VON 1B9**

**Active**



|                  |                                    |                      |                     |
|------------------|------------------------------------|----------------------|---------------------|
| List Price:      | \$824,900                          | Previous Price:      |                     |
|                  |                                    | Original Price:      | \$824,900           |
| Complex/Subdiv:  | 400 Emerald Estates                |                      |                     |
| Frontage:        | 50.00 ft                           | Bedrooms:            | 5                   |
| Depth/Size:      | irr                                | Bathrooms:           | 3                   |
| Lot Area SqFt:   | 12,999                             | Full Baths:          | 3                   |
| Rear Yard Exp:   | E                                  | Half Baths:          | 0                   |
| Meas Type:       | Feet                               | If New GST/HST Incl: |                     |
| Flood Plain:     | No                                 | Zoning:              | RS1                 |
| View:            | Y - Partial Mountain views         |                      |                     |
| Serv. Connected: | Electricity, Sanitary Sewer, Water |                      |                     |
| PID:             | 008-516-499                        | Type:                | House/Single Family |
| Approx Yr Blt:   | 1971                               | Age at List Date:    | 44                  |
| Taxes:           | \$4,713 (2014)                     |                      |                     |

|                    |                              |                       |                     |
|--------------------|------------------------------|-----------------------|---------------------|
| Style of Home:     | 2 Storey                     | Total Parking:        | Covered Parking:    |
| Construction:      | Frame - Wood                 | Parking Access:       |                     |
| Foundation:        | Concrete Perimeter           | Parking Facilities:   | Carport; Single     |
| Exterior:          | Wood                         |                       |                     |
| Rainscreen:        |                              | R/I Plumbing:         |                     |
| Type of Roof:      | Metal                        | Dist to Public Trans: | Dist to School Bus: |
| Renovations:       | Substantially Rebuilt        | Possession:           |                     |
| Flooring:          | Mixed, Softwood              | Title to Land:        | Freehold NonStrata  |
| Water Supply:      | City/Municipal               | Seller's Interest:    | Court Ordered Sale  |
| Heat/Fuel:         | Baseboard, Electric, Radiant | Mortgage Info:        | \$0                 |
| No. of Fireplaces: | 2                            | Property Disclosure:  | N - Foreclosure     |
| Fireplace Fuel:    | Wood                         | Out Buildings:        |                     |
| Outdoor Area:      | Balcony(s)                   |                       |                     |
| Pad Rental:        |                              |                       |                     |
| Fixtures Leas:     | N                            |                       |                     |
| Fixt Removed:      | N                            |                       |                     |

Legal: PL VAP13669 LT 20 BLK D DL 3625 LD 36 GROUP 1, & DL 3627.  
 Amenities:  
 Site Influences: Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Treed  
 Features Incl:

| Floor   | Type           | Dimensions    | Floor | Type       | Dimensions    | Floor | Type | Dimensions |
|---------|----------------|---------------|-------|------------|---------------|-------|------|------------|
| Main F. | Living Room    | 15'5" X 20'   | Bsmt  | Steam Room | 22'5" X 19'5" |       |      | X          |
| Main F. | Dining         | 14' X 9'      | Bsmt  | Other      | 11' X 6'5"    |       |      | X          |
| Main F. | Kitchen        | 14' X 14'5"   |       |            | X             |       |      | X          |
| Main F. | Family Room    | 14' X 23'     |       |            | X             |       |      | X          |
| Main F. | Bedroom        | 14'5" X 14'5" |       |            | X             |       |      | X          |
| Main F. | Other          | 18' X 18'     |       |            | X             |       |      | X          |
| Above   | Master Bedroom | 15' X 14'     |       |            | X             |       |      | X          |
| Above   | Bedroom        | 14' X 17'     |       |            | X             |       |      | X          |
| Above   | Bedroom        | 12' X 9'      |       |            | X             |       |      |            |
| Above   | Bedroom        | 12' X 9'      |       |            | X             |       |      |            |

|                            |       |                  |                                     |
|----------------------------|-------|------------------|-------------------------------------|
| <b>Floor Area (SqFt):</b>  |       | <b>Bathrooms</b> |                                     |
| Main Floor Area SqFt:      | 1,066 | 1                | 3 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Up SqFt:    | 955   | 2                | 3 Piece; Ensuite: N; Level: Above   |
| Finished Floor Down:       | 0     | 3                | 3 Piece; Ensuite: N; Level: Above   |
| Finished Floor Bsmt SqFt:  | 0     | 4                |                                     |
| Total Finished Floor SqFt: | 2,021 | 5                |                                     |
|                            |       | 6                |                                     |
| Unfinished Floor:          | 555   | 7                |                                     |
| Grand Total Floor Area:    | 2,576 | 8                |                                     |

Listing Broker(s): Sotheby's Int. Rlty. (WstlrSun)

Expansive Emerald Estates chalet situated on beautiful sunny 1/3 acre lot, with peek-a-boo mountain views. This property offers terrific value and has great potential - an opportunity to work with the solid existing structure to create a grand dream home! Emerald Estates is a great family oriented neighbourhood for locals and vacationers alike and is just a short drive to Whistler Village. This Chalet would be perfect for full time use or as a vacation retreat. Spacious 2 bedroom suite with great revenue, and additional one bedroom nanny suite. Either suite could be incorporated into the main house.