



Presented by:
Micky Kandola

Team 3000 Realty Ltd.
Phone: 604-780-2770
www.team3000realty.com
micky@therealtorwithsoul.com



Active
R2935550

Board: V
Apartment/Condo

206 3217 BLUEBERRY DRIVE

Whistler
Blueberry Hill
V8E 0B8

Residential Attached

\$1,349,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,449,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1990
Frontage(feet):	Bathrooms: 2	Age: 35
Frontage(metres):	Full Baths: 2	Zoning: LUC
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,519.84
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 015-401-154	Tax Inc. Utilities?: No
View: :		Tour: Virtual Tour URL
Complex / Subdiv: Ironwood		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric, Heat Pump, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **STRATA LOT 17, PLAN VAS2558, DISTRICT LOT 4751, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Bike Room, Elevator, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 1,070	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$846.74	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Management, Snow removal		
Finished Floor (Total): 1,070 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,070 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: Phase 1		
# of Levels: 1			
# of Rooms: 6			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Primary Bedroom	15'2 x 11'3	1	Main	3	Yes
Main	Bedroom	16'9 x 11'11	2	Main	3	No
Main	Living Room	15'11 x 13'3	3			
Main	Kitchen	10'3 x 9'7	4			
Main	Dining Room	11'7 x 9'7	5			
Main	Laundry	3' x 3'	6			
		x	7			
		x	8			

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

Blueberry Hill! Ironwood is a quiet building with special location overlooking the Whistler Golf Course and walking distance to Village restaurants & shops. The outdoor pool and hot tub area get plenty of sun and have panoramic views of both Whistler & Blackcomb! The building is undergoing an exterior upgrade which includes new siding, new windows and doors, new balconies and decks, and other updates to modernize the development. #206 is one of the larger 2 bedroom condos available in Whistler. It features a full kitchen, in-suite laundry, a gas fireplace, and air-conditioning in the living area and both bedrooms. Phase 1 zoning allows unlimited owner use and the ability to rent short-term via Airbnb or any rental company of your choice. Come have a look!



Presented by:
Micky Kandola

Team 3000 Realty Ltd.
Phone: 604-780-2770
www.team3000realty.com
micky@therealtorwithsoul.com



Active
R2946340
Board: V
Apartment/Condo

204 3217 BLUEBERRY DRIVE

Whistler
Blueberry Hill
V8E 0B8

Residential Attached

\$1,399,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,499,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1990
Frontage(feet):	Bathrooms: 2	Age: 35
Frontage(metres):	Full Baths: 2	Zoning: LUC
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,839.32
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 015-401-162	Tax Inc. Utilities?: No
View: :		Tour: Virtual Tour URL
Complex / Subdiv: Ironwood		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric, Heat Pump, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 18, PLAN VAS2558, DISTRICT LOT 4751, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Bike Room, Elevator, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 1,184	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$921.04	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Management, Snow removal		
Finished Floor (Total): 1,184 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,184 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: Nightly rentals allowed.		
# of Levels: 1			
# of Rooms: 6			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Primary Bedroom	21'4 x 17'1	1	Main	3	Yes
Main	Bedroom	13'4 x 11'2	2	Main	3	No
Main	Living Room	16'5 x 14'1	3			
Main	Kitchen	18'2 x 12'7	4			
Main	Dining Room	16'11 x 7'2	5			
Main	Laundry	3'0 x 3'0	6			
		x	7			
		x	8			

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

Welcome to Blueberry Hill! Ironwood is a peaceful building with a premier location above the Whistler Golf Course and walking distance to Village restaurants and shops. The outdoor pool and hot tub area enjoy plenty of sunshine and provide panoramic views of Whistler and Blackcomb. The building is currently undergoing significant exterior improvements for a fresh and modern look, including new siding, windows, doors, balconies, and decks. #204 is one of the larger two-bedroom condos in Whistler, featuring a full kitchen, in-suite laundry, a gas fireplace, and air conditioning in the living room and both bedrooms. Phase 1 zoning offers unlimited owner use and the flexibility for short-term rentals via Airbnb or any rental manager of your choice. Come have a look!