



Presented by:

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Active
R2967119
Board: V
House/Single Family

9036 RIVERSIDE DRIVE

Whistler
WedgeWoods
V8E 1M1

Residential Detached

\$3,549,000 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$3,795,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2018**
Frontage(feet): **0.00** Bathrooms: **5** Age: **7**
Frontage(metres): Full Baths: **5** Zoning: **CD-GRE**
Depth / Size: Half Baths: **0** Gross Taxes: **\$12,698.49**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: **East** For Tax Year: **2024**
Lot Area (acres): **1.58** P.I.D.: **028-307-445** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: Mountains**
Complex/Subdiv: **WEDGEWOODS**
First Nation Reserve:
Services Connected: **Community, Electricity, Water**
Sewer Type: **Community** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Stone**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Propane Gas**
Fuel/Heating: **Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **2022**
Rain Screen:
Metered Water: **No**
R.I. Plumbing: **Yes**

Total Parking: **10** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **N/A** Dist. to School Bus: **50m approx.**
Title to Land: **Freehold Strata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **STRATA LOT 10 DISTRICT LOT 2247 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS3916 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Exercise Centre, In Suite Laundry, Tennis Court(s)**

Site Influences: **Paved Road, Private Setting, Private Yard, Recreation Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Microwave, Pantry, Smoke Alarm, Sprinkler - Fire, Stove, Vaulted Ceiling, Wet Bar, Wine Cooler**

Finished Floor (Main):	2,632	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	12'4 x 20'5			x	Floor #Pcs
Finished Floor (AbvMain2):	1,753	Main	Foyer	31' x 14'4			x	Main 3
Finished Floor (Below):	0	Bsmt	Great Room	22'11 x 16'10			x	Main 5
Finished Floor (Basement):	0	Main	Kitchen	24'9 x 16'6			x	Above 5
Finished Floor (Total):	4,385sq. ft.	Main	Dining Room	18'11 x 19'1			x	Above 4
Unfinished Floor:	0	Main	Pantry	16'11 x 5'10			x	Above 4
Grand Total:	4,385sq. ft.	Above	Primary Bedroom	12'4 x 16'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	7' x 7'11			x	
Suite: None		Above	Bedroom	11'3 x 13'11			x	
Basement: None		Above	Walk-In Closet	4'6 x 4'1			x	
		Above	Bedroom	11'3 x 13'11			x	
		Above	Walk-In Closet	4'4 x 5'2			x	
		Above	Games Room	26'7 x 14'3			x	

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **1** # of Rooms: **13** MHR#: CSA/BCE: Maint. Fee: **\$373.93**
ByLaw Restrictions: **Pets Allowed, Rentals Allowed, Smoking Restrictions**

Listing Broker(s): **Angell Hasman & Associates Realty Ltd. Angell Hasman & Associates Realty Ltd.**

Court-Ordered Foreclosure Sale – Rare Opportunity in WedgeWoods! This stunning 1.58-acre property in Whistler's exclusive WedgeWoods enclave offers unparalleled privacy, breathtaking panoramic views, and the peaceful sounds of the Green River. The home features vaulted timber ceilings, warm wood tones, oversized windows, and a natural stone-clad fireplace, along with premium appliances from Dacor, Viking, Miele, and Bosch. Additionally, there's potential to build a 2,150+ sq ft carriage house, perfect for extra living space. Just minutes from groceries, lakes, and hiking trails, this property offers both luxury and convenience. Don't miss this unique opportunity to own a spectacular estate property in Whistler for an amazing price.