

Whistler



4 6 4 4 B L A C K C O M B W A Y



3BR | 2BA | 1,530 SF

Let's face it: Whistler is a magical place. It's just one of those places that has that vibe—the kind of place where you're always happy and relaxed, even when you're working hard. This 3-bedroom, 2 bathroom 1530 sf renovated townhome is fully furnished, move-in ready, has vaulted ceilings and big windows, so the light and the views are spectacular.



4644blackcombway38.com



A S S E E N I N . . .

MANSION GLOBAL Robb Report THE WALL STREET JOURNAL. UPMKT

The New York Times

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4644 38 Blackcomb Way, Blackcomb, Blackcomb Greens



Status:	Active	Type:	Townhouse
List Date:	06/26/2023	List Price:	\$3,000,000
City:	Whistler	Org Price:	\$3,000,000
Area:	Blackcomb	Sold Price:	
Complex:	Blackcomb Greens	DOM:	5
Total Beds:	3.0	Size:	1,530
Main Beds:	3.0	Land Size:	
Bathrooms:	2.00	Stories:	3
Built:	1993	Park Spcs:	1
Park Type:	Underground	Fireplaces:	1
FP Type:	Wood	Basement:	None
Suite:	N	Tax:	
Suite Brm:		Tax Yr:	
Suite Rent:		IUD:	
TW Fee:	\$2,211	TW Freq:	Annually
GST Exmt:	No	List Co:	RE/MAX

Let's face it: Whistler is a magical place. It's just one of those places that has that vibe—the kind of place where you're always happy and relaxed, even when you're working hard. And this townhome at 38-4644 Blackcomb Way, Blackcomb Greens is the perfect place to soak up all of that magic. This 3-bedroom, 2 bathroom 1530 sf renovated townhome is fully furnished, move-in ready, has vaulted ceilings and big windows, so the light and the views are spectacular. 3D tour at <https://rem.ax/38greens> Did you come to Whistler when you were young and want to introduce your family to everything that it has to offer, as well as make a wise investment decision? You can rent out this home by the night or keep it for personal use only. Either way, this property is conveniently located on the free ski shuttle route, is right on the Fairmont Chateau Whistler Golf Course and around the corner from Lost Lake—an excellent summer & Winter location! Call for a detailed package today.

Additional Property Information

List # :	W052668	Front:		Roofing:	Duroid	Septic:	N
Rent Cov:	Phase I	Cnstrct:	Frame	Heating:	Electric	Water:	Municipal
R. Mgnt Co:		ExtFinish:	Log	Plumbing:	Mixed	Electricity:	Y
R. Mgnt Ph:		Flooring:	Carpet	Sewer:	Y	Ntr Gas:	N
C. Feat:	Garden Area, Hot Tub, Parking Surface, Parkin..			Depth:			

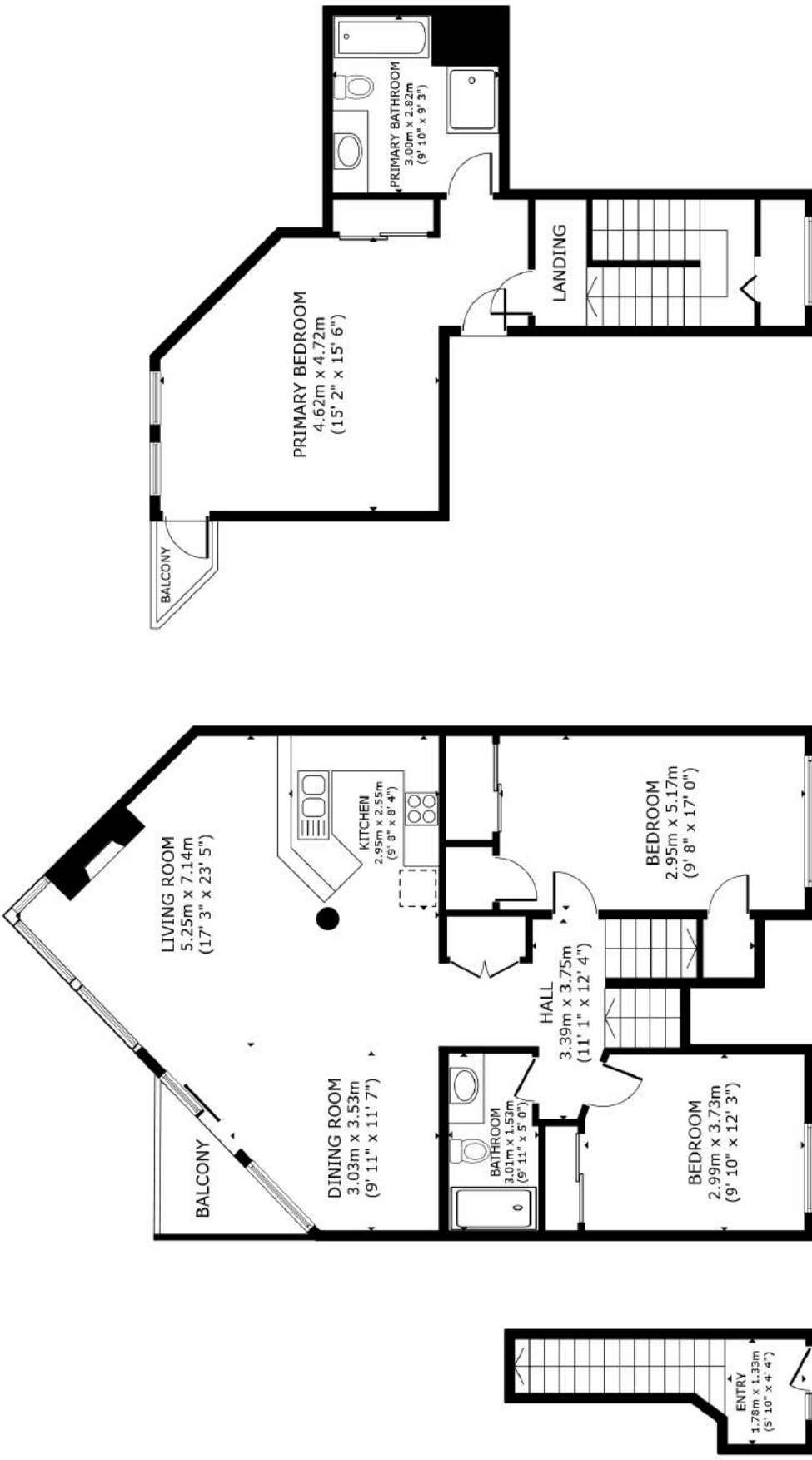
Townhouse Features

Microwave:	Y	Garburator:	N	Stove:	Y	Washer:	Y	Wind Cov:	Y	Sauna:	N	Central Vac:	N
D. Washer:	Y	Compactor:	N	Fridge:	Y	Cable:	Y	Security:	N	Hot Tub:	Y	Furnishings:	Y
Dryer:	Y	AC:	N	Stm Rm:	N	Pool:	N						

Legal Information

PID:	018-522-190	Plan:	LMS1121	Folio:	501121038	Lot:	38
Title:	Freehold	DisLot:	3903	Block:			
Zoning:	RTA18 - Res. Tourist Accom.Eighteen						

Print Date: **07/01/2023**



FLOOR 1

FLOOR 2

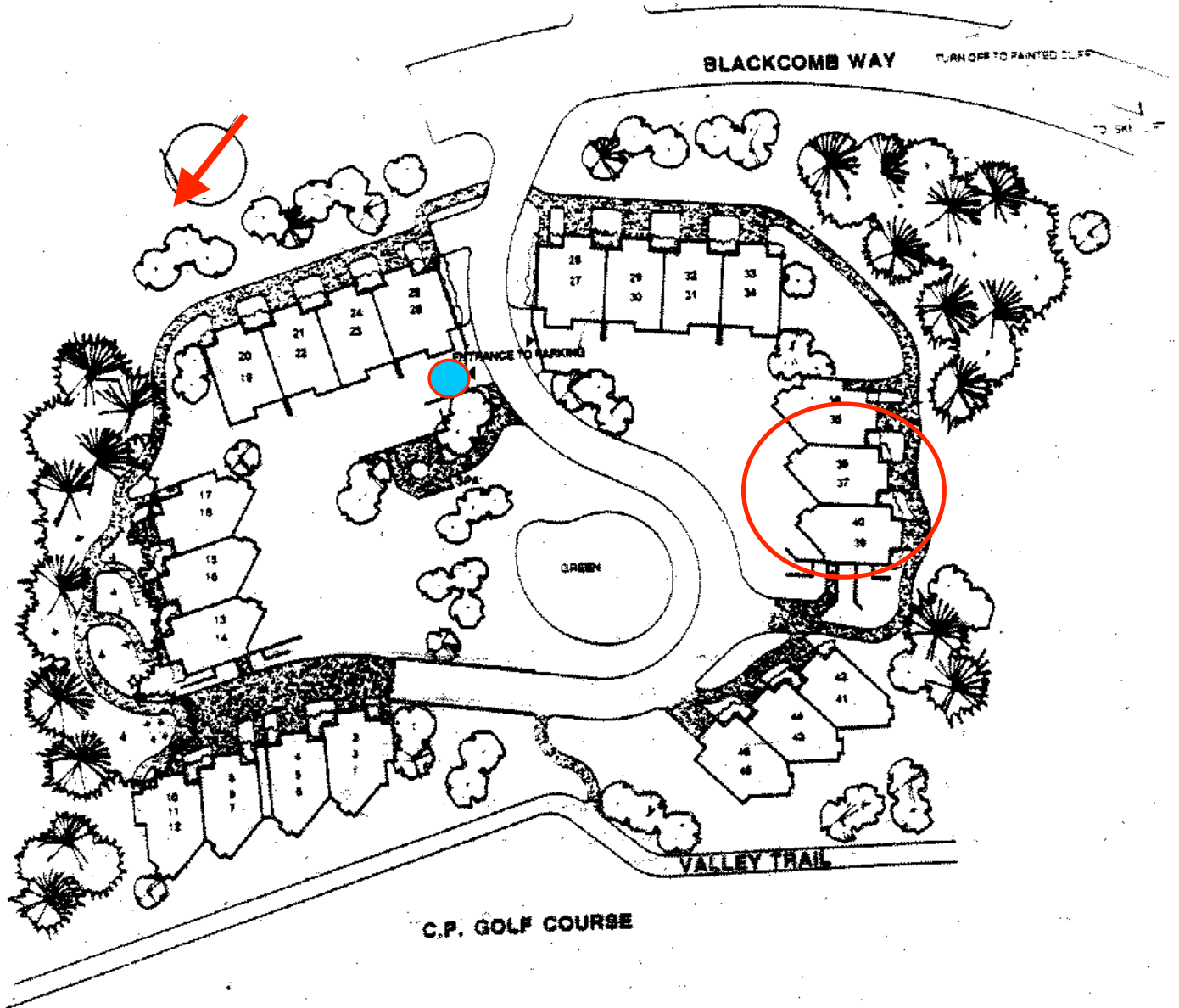
FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 5.8 m² (62 sq.ft.) FLOOR 2 89.4 m² (962 sq.ft.) FLOOR 3 43.0 m² (462 sq.ft.)
 EXCLUDED AREAS : BALCONY 3.4 m² (36 sq.ft.) BALCONY 1.2 m² (13 sq.ft.)
 TOTAL : 138.1 m² (1,487 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



BLACKCOMB GREENS

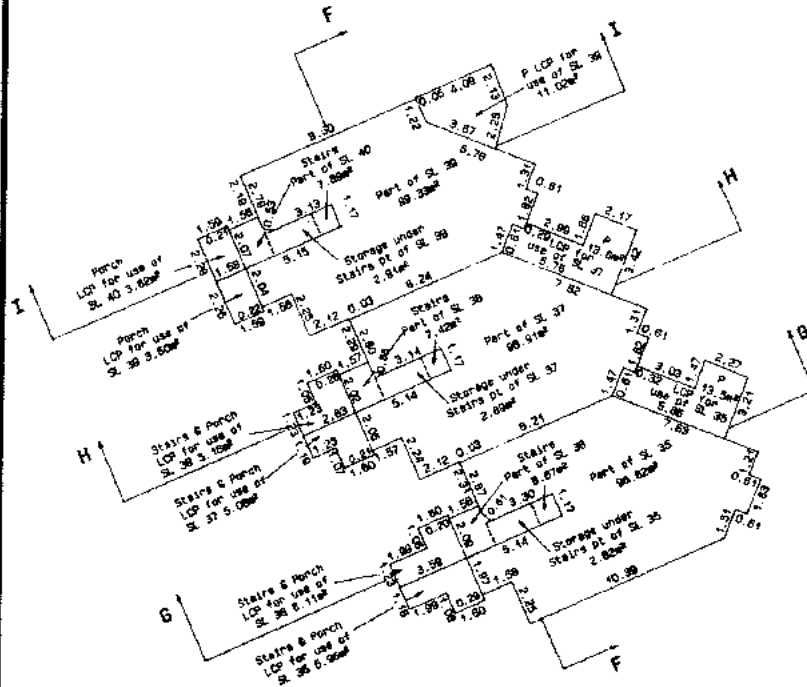


FOR THOSE WHO LIVE TO PLAY



**BUILDING FIVE
LEVEL THREE: GROUND FLOOR**

SCALE: 1:200 metric.



Total Area S.L. 35	Total Area S.L. 37	Total Area S.L. 38
101.44m ²	101.8m ²	102.24m ²

176
8-32

Nov. 12, 1983 *Arch.*

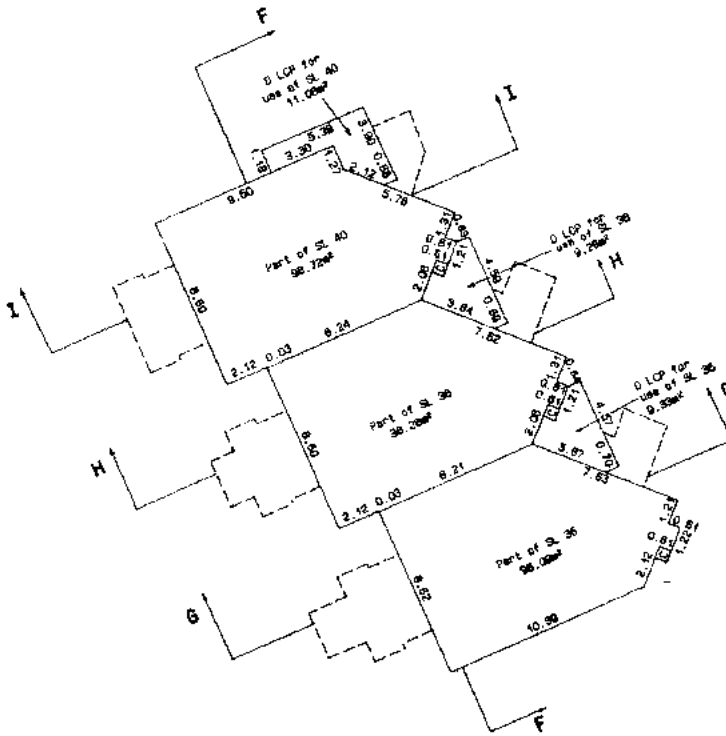
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S-6508-33



BUILDING FIVE
LEVEL FOUR: SECOND FLOOR

SCALE: 1:200 metric.



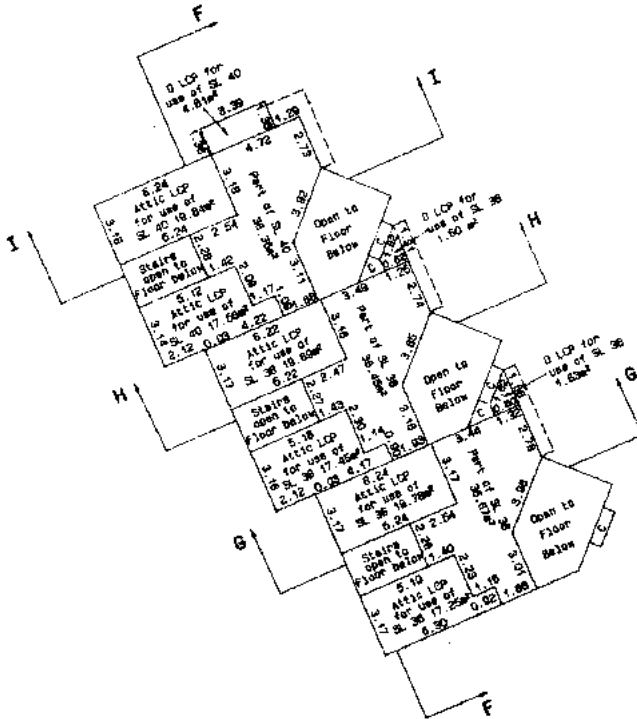
Nov. 12, 1989 *P.A.T.B.*
S-6008-34

053009.024



**BUILDING FIVE
LEVEL FIVE: THIRD FLOOR**

SCALE: 1:200 metric.



Total Area	Total Area	Total Area
S.L. 36	S.L. 38	S.L. 40
143.43m ²	142.15m ²	142.56m ²

Nov. 12, 1993 *P.A.T.B.*

03500, 040

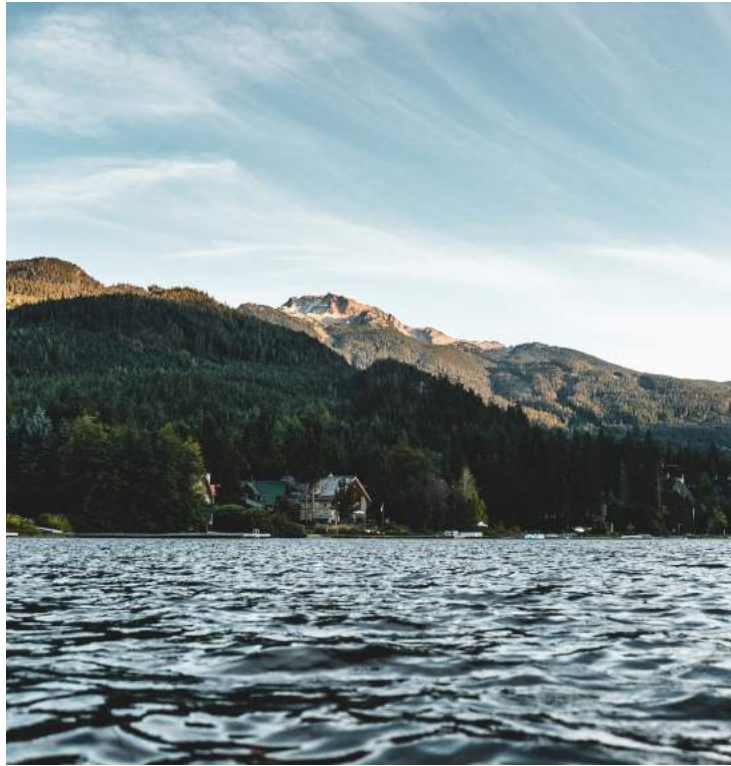
S-6508-35

WHISTLER IDEAL ACCOMMODATIONS

BLACKCOMB GREENS #38



ABOUT WHISTLER IDEAL ACCOMMODATIONS



PROPERTY MANAGEMENT

We are a smaller boutique rental management company that focuses on quality rentals and specializes in higher-end properties.

We have been in business renting property for over 23 years in Whistler with initially our own properties and slowly adding client's properties throughout Whistler on a manageable and focused platform. We, therefore, have a very clear understanding of both an owner's expectations and a guest's expectations.

SERVICES

OWNER SERVICES

- Whistler Ideal has built strong relationships with building Strata and contractors within Whistler to assist with all aspects of property maintenance and management.
- Scheduling services ranging from premium housekeeping, hot tub maintenance, contractors and strata access if required, etc.
- Outfitting properties with appropriate linen, kitchen supplies and more as required or requested.
- Ongoing general maintenance as required with emphasis on maintaining high-quality standards.
- Property inspections pre and post-rentals to ensure they are in great condition for guests and owners, and no damage has occurred.
- Age requirements for rentals, in-person check-in, and damage deposit collected to protect your home.
- Bi-annual deep cleans, intensive inventory checks, and property inspections to prepare for busy seasons.
- Monthly owner statements.
- Access to our Owner Portal where you can make owner and non-paying-guest of owner reservations. Coming soon: Viewing owner statements.
- Extensive Customer Relationship Management (CRM) software enabling marketing automation for the customer lifecycle including integrations with social media and email marketing.

GUEST SERVICES

- 24/7 assistance.
- Concierge service (including discounted tickets, grocery provisions, transportation assistance, etc).
- Guest app/digital directory for enhanced guest experience in-house and prior to arrival.
- Guaranteed high-quality accommodations and service.

OUR PROMISE TO OWNERS



EMPOWERING OWNERS

Our team works directly with property owners to ensure their goals are achieved, ranging from maximizing rental income to property care.

Your profit potential is maximized every month by our revenue maximization system. Utilizing the market conditions, forecasts, competitor trends, and dynamic pricing, we ensure we are offering the best rates to maximize the greatest profits for owners.

We market properties through a vast number of marketing channels and with our long-standing in Whistler, solid reputation, and extensive database of past and repeat loyal guests, we provide optimum occupancy and revenues.

Whistler Ideal Accommodations

WHY WHISTLER IDEAL

MANAGEMENT CONSISTENCY

Whistler Ideal has hosted over 165 reservations at Blackcomb greens #38 since 2018 and has fostered relationships with these past guests through direct communication and marketing.

BLACKCOMB GREENS RELATIONSHIPS

We are connected with Strata and aware of how the property functions, common guest questions, and seasonal processes required to continuously offer high-quality vacation rentals.

QUALITY GUEST SERVICE

Blackcomb Greens #38 has a 4.92-star rating across all booking platforms Whistler Ideal Integrates with.

DEDICATED PROPERTY SPECIALISTS

We have a team of dedicated property specialists who ensure your home is kept in great shape and are available to you as owners to answer any questions you may have.

NOTE: ALL BOOKINGS MUST BE HONOURED BY THE BUYER.

BOOKINGS & REVENUE

Secured Bookings

As of June 9, 2023

Arrive	Depart	Total Nightly Rate	GST (5%)	Total
2023-06-05	2023-06-21	\$2,527.00	\$126.35	\$ 2,653.35
2023-06-30	2023-07-07	\$2,206.14	\$2,206.14	\$ 4,412.28
2023-07-10	2023-07-14	\$1,776.35	\$1,776.35	\$ 3,552.70
2023-07-20	2023-07-26	\$2,379.35	\$2,379.35	\$ 4,758.70
2023-07-26	2023-07-30	\$1,620.00	\$1,620.00	\$ 3,240.00
2023-08-06	2023-08-14	\$2,040.35	\$2,040.35	\$ 4,080.70
2023-08-31	2023-09-04	\$1,620.00	\$1,620.00	\$ 3,240.00

Revenue Summary

Year	Rental income	GST	Total
2019	\$ 98,000.00	\$ 4,900.00	\$102,900.00
2020	\$ 62,000.00	\$ 3,100.00	\$ 65,100.00
2021	\$ 75,000.00	\$ 3,750.00	\$ 78,750.00
2022	\$ 96,000.00	\$ 4,800.00	\$ 100,800.00

Potential Rental Income

Without Owner Usage

Year	Rental income	GST	Total
2019	\$98,000.00	\$4,900.00	\$102,900.00
2020	\$67,500.00	\$3,375.00	\$70,875.00
2021	\$105,000.00	\$5,250.00	\$110,250.00
2022	\$102,000.00	\$5,100.00	\$107,100.00

Whistler Ideal Accommodations

Contact US

Rob Sproule | Owner / General Manager

C. 604.902.3900

O. 604.905.6770 ext. 4

E. rob@whistlerideal.com



WhistlerIdeal.com



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