

**PRICE
REDUCED**
\$3.4m down to \$2.95m



MARKETING VIDEO

1201 Cheakamus Lake Road Whistler, BC

Opportunity

1201 Cheakamus Lake Road provides the opportunity to acquire a rare Riverfront home situated on over 1.1 Acres in Municipality of Whistler. The current Zoning of the property allows for “Indoor & Outdoor Recreation” uses, as well as a Hostel and auxiliary dwelling Units (Townhouses) to be constructed. In addition, a “School use” and related retail uses are also permitted.

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Location

The Subject Property is in the Cheakamus Crossing Neighbourhood approximately 0.3 kilometers from Highway 99 (Sea to Sky Hwy) and east of the Function Junction Commercial area. The Creekside Neighbourhood is 2 kilometers to the North and Whistler Town Centre is approximately 7.5 miles from the Property.

It is situated adjacent to the developed Cheakamus Crossing Neighbourhood which includes playing fields, hiking trails, retail stores and the Whistler Athletes' Centre, which was home to Athletes' during the 2010 Winter Olympics.

The Subject Property borders Municipal (West) and Provincial (North and South) lands on three sides and one large Private residential property to the East.

Zoning and Redevelopment

The Subject Property is Zoned LR1 (Leisure Recreation One). The Zoning provides "Indoor & Outdoor Recreation" uses, as well as a Hostel and auxiliary dwelling Units (Townhouses). In addition, a "School use" and related retail uses are also permitted.

The following uses are permitted; (a) auxiliary buildings and auxiliary uses; (b) auxiliary detached dwelling, auxiliary duplex dwelling and auxiliary townhouse; (Bylaw No. 380) (c) auxiliary hostel; (d) indoor and outdoor recreation; and (e) school, providing instruction in outdoor recreation activities only.



Property Details

Civic Address

1201 Cheakamus Lake Road
Whistler, BC V0N 1B1

Legal Description

District Lot 4216, Group 1, New
Westminster District
PID: 015-326-098

Site Area

1.169 Acres (50,921 SF)

Zoning

LR1 (Leisure Recreation One)

Improvements

House – 2,500 square feet (4 bed / 3 bath), 2 bedroom suite and Workshop.

Services

Services are available at Lot line. The Property is currently on Septic. Sewer is available in close proximity.

Crown Lease

Adjacent to the property is a Lease of adjacent crown land (3,000 square feet) that goes from the Property lot line to the Cheakamus river's edge. This Lease is for a licensed, private water system that supplies the Property. There is also a 430 square foot building on the Land.

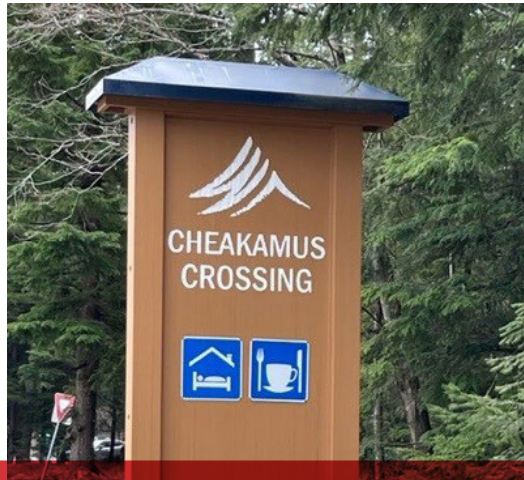
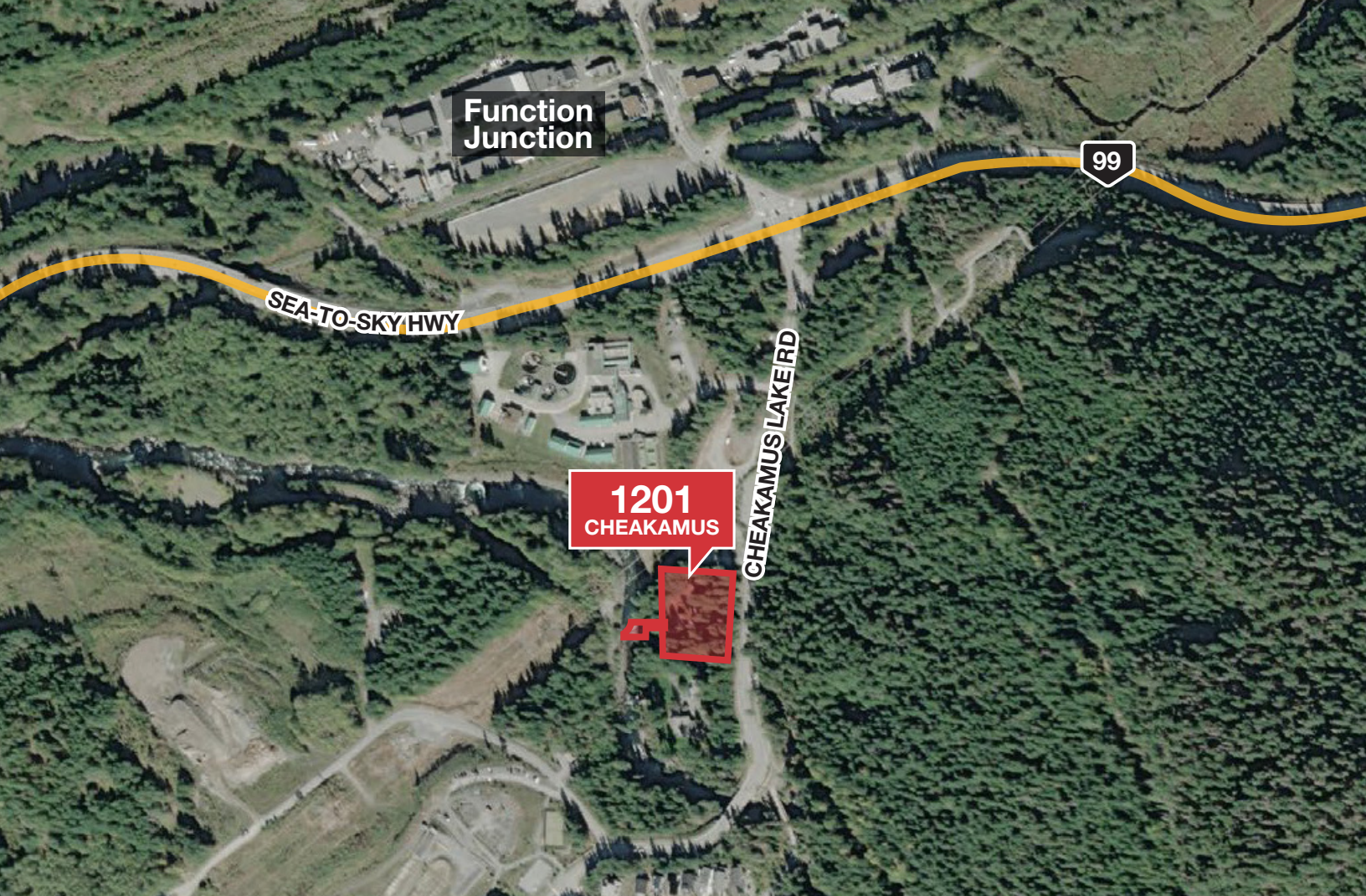
Taxes (2024)

\$7,258.75

Price

\$2,950,000.00





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