

CHAPLIN + ASSOCIATES

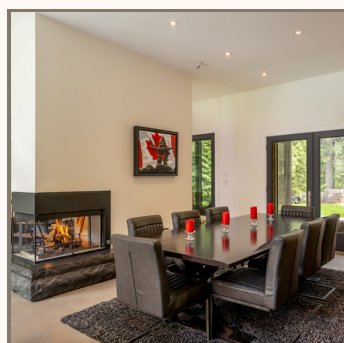
OCTOBER 2022

REAL ESTATE NEWSLETTER

ELIZABETH CHAPLIN
604-932-1311

NEW LISTINGS

6479 BALSAM WAY



Beautiful 6 bedroom and 5 bathroom chalet in Whistler Cay Estates. In ground Hot Tub, screened in porch, Mountain Views. 3490 sqft. incl. updated one bedroom suite.

\$6,995,500

6407 EASY STREET



Bright 3 bedroom and 3.5 bathroom single family home in Whistler Cay Estates. Large flat lot bordering on the River of Golden Dreams. Wrap around Deck upstairs.

\$3,695,500

6461 ST. ANDREWS WAY



Updated chalet in Whistler Cay Estates features 6 bedrooms on 3 storeys. Large Kitchen and Living area and large deck with Hot Tub.

\$4,950,500

REAL ESTATE NEWS



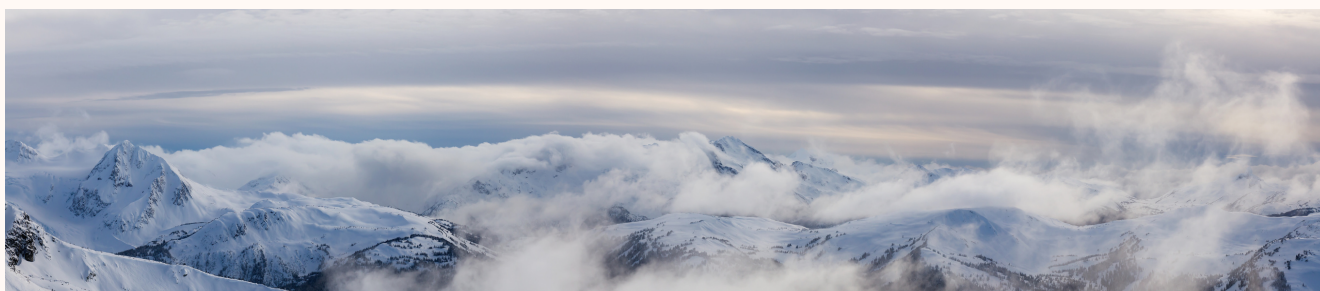
The Specific Criteria is outlined below:

- Recreational Property - "recreational properties are typically located in areas of Canada where housing affordability challenges are less acute, away from larger population centres and may not be accessible on a year round basis". Proposed Exception: "Is not location within a Census Metropolitan Area or Census Agglomeration"
- Vacant Land - Does not contain any habitable dwelling, has been zoned for residential or mixed use, is within a CMA or CA

FOREIGN BUYERS BAN

The Foreign Buyers Ban is a prohibition on the purchase of residential property by Non-Canadians - Act was passed on June 23 2022 and will become law on January 1 2023. CMHC (Canada Mortgage and Housing Corporation) is still finalizing details. The government is looking for feedback to provide exemptions to International Students, Foreign Nations with Work Permits, Refugees and People fleeing international crises & Diplomats, Consular Staff and Employees of international organizations. Act defines residential property to include any real property of immovable of not more than three dwelling units – larger, multi-unit properties are not subject to the prohibition. Government is looking for feedback on proposals to provide exceptions for the property types below that meet specified criteria. If recreational properties are affected is still open, we will keep you up to date how Whistler and Pemberton will be affected going forward.

CONTACT US FOR MORE
INFORMATION
604 - 932 - 1311



ACTIVE LISTINGS

WHISTLER & PEMBERTON

Active Listings	Whistler - 222	Pemberton - 61
Single Family Homes	58	19 (plus 8 with acreage)
Duplexes	10	5
Triplexes	0	0
Townhomes	38	7
Condos	59	9
Vacant Lots	25	13
Timeshare Shared Owner	5 27	0 0

Date: October 1 2022

Source: Whistler Listing Service

WHAT IS HAPPENING THIS MONTH

- The Teeny Tiny Art Show - until October 29 2022
 - Located at Maury Young Arts Centre
- Whistler Writers Festival - October 13 - 16 2022
 - annual fall event with four days of readings, workshops, speaker panels, musical events and more.
- Whistler 50 Relay & Ultra - October 15 2022
 - The Whistler 50 is open to all runners, with distances ranging from 10K to 50K
- Whistler Wine Walk - Every Friday in October

REALESTATEATWHISTLER.COM

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