



## Greetings...

October 2007

Whistler has shown increased tourism numbers over the past couple of years and this year was certainly no exception. Our visits have increased to record breaking numbers for this past summer and by all indications **we are in for a record breaking winter once again!**

The real estate market in Whistler is showing promise like never before as we see increases in the number of units being sold. Phase 2 hotel/condo properties are showing us that there is renewed hope and opportunity for capital appreciation in the future as we saw prices correct over the past few years. Hotel revenues, occupancy and booking numbers are up significantly and the hotels are forecasting a banner year for this winter. **Phase 1 condo properties are still in demand and we see real opportunity for growth in this sector of the market for both revenues increases as well as capital appreciation.** This portion of the market is always in heavy demand.

The single family home market has been the biggest surprise to us all this past year as we have seen record numbers of homes selling in Whistler. We are seeing families from Vancouver and the Seattle area that were out of the market, coming back into the Whistler market in growing numbers and we expect to see our market continue to be active because in the big scope of things **Whistler is still undervalued when compared to other major resorts throughout the world.**

If you have any interest in buying or selling in our Whistler market, please do not hesitate to give me a call to discuss how I can be of service to you. I will guarantee you prompt professional and courteous service and look forward to hearing from you.

<http://www.whistlerrealtors.com>

Lance Lundy

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**With winter just around the corner, our thoughts start drifting to opening day and powder turns, but there's much more going on in Whistler than the falling snow. Here's what's happening in the upcoming months...**

## Cornucopia November 8-12

Feast your senses on Whistler's Celebration of Wine and Food. Mix and mingle with some of the world's highest regarded chefs, sommeliers, vintners and restaurateurs. From educational demonstrations, organic farm field trips, tastings and after-parties, this spectacular event is not to be missed!

[www.whistlercornucopia.com](http://www.whistlercornucopia.com)



## ARTrageous November 8

Express yourself from the inside out at Whistler's original art party. The 12<sup>th</sup> annual ARTrageous is a mix of interactive artwork, photography, music, body painting, psychics, food, wine and so much more! The Whistler Art Council and High Mountain Brewing Company are promising it to be a huge success!

## Whistler Film Festival Nov 29–Dec 2

Showcasing over 90 films Whistlers Film Festival is sure to have something for everyone. This year the event features exceptional films, innovative workshops, an outdoor screening, a tribute to one of Canada's most celebrated filmmakers, a celebrity challenge and exceptional parties!

[www.whistlerfilmfestival.com](http://www.whistlerfilmfestival.com)





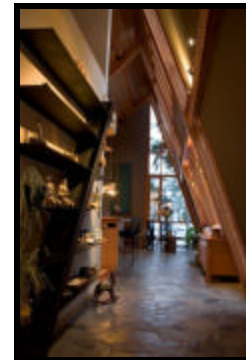
## Hot Listings!

### Asymmetry

9459 Emerald Drive

**\$2,999,900**

An exceptional, irreplaceable, distinctive and truly unique home. This nature inspired home features flagstone flooring, reclaimed wood, locally made custom tile, floor to 40 ft ceiling Rumford fireplaces and large custom made windows.



Asymmetry is truly a livable work of art!



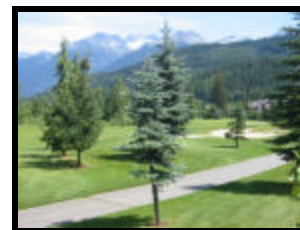
<http://www.whistlerrealtors.com/real-estate-listings/details/1956/Whistler/Emerald%20Estates/Chalet>

### Only available Nicklaus North lot!

8029 Nicklaus North

**\$1,399,000**

Build something special on this beautiful, flat lot situated on the 15th fairway and close to the clubhouse. This property features spectacular views of Green Lake, awesome green space and a top notch neighbourhood, this is one property not to be missed!



<http://www.whistlerrealtors.com/real-estate-listings/details/1138/Whistler/Green%20Lake%20Estates/Vacant%20Land>

857 days until Whistler hosts the 2010 Winter Olympic Games

## Get away to Whistler...

### Westin Resort & Spa

Located at the base of Whistler Mountain and steps from the driving range and village, this world class resort boasts a European spa and health club, indoor/outdoor pool, hot tubs, fitness room, concierge, ski valet, restaurants and lounge!

#484 1 Bedroom

**\$357,900**

#951 1 Bedroom

**\$362,000**



<http://www.whistlerrealtors.com/real-estate-listings/details/1806/Whistler/Village/Condominium>

<http://www.whistlerrealtors.com/real-estate-listings/details/1890/Whistler/Village/Condominium>

### Blackcomb Springs—The Marriot Residence Inn

A true Ski-in/Ski-out all suite Whistler hotel. The Marriot offers an excellent slopeside pool and hot tub area, 24 hour front desk service and complimentary hot breakfast served daily! Relax Whistler style!

#417 Studio

**\$168,900**

#313 Studio

**\$168,900**

#507 1 Bedroom

**\$254,900**

#550 2 Bedroom

**\$439,00**



<http://www.whistlerrealtors.com/real-estate-listings/details/211/Whistler/Benchlands/Condominium>

<http://www.whistlerrealtors.com/real-estate-listings/details/1839/Whistler/Benchlands/Condominium>

<http://www.whistlerrealtors.com/real-estate-listings/details/1838/Whistler/Benchlands/Condominium>

<http://www.whistlerrealtors.com/real-estate-listings/details/1837/Whistler/Benchlands/Condominium>

## Buying in Whistler...

Many condominiums in Whistler (particularly those that offer rental management) have a covenant (restriction) on title which outlines the permitted amount of personal use available with ownership. A **Phase 1** property allows the owner unlimited use of the property, however, when not being used personally, the condominium must or can be made available for rental through a recognized rental management company (the requirement to rent varies from property to property, check with your realtor for the exact situation). A **Phase 2** property limits the amount of personal usage to 56 days a year (28 days winter and 28 days summer). The balance of the time the property must be rented through the building's rental manager. Booking procedures are standardized through a sophisticated management agreement. Although this may seem restrictive, typically personal usage of a condominium in Whistler is less than 21 days a year.