

3824 SUNRIDGE DRIVE



**SKI-IN/SKI-OUT
NEIGHBOURHOOD**

6.5
BEDROOMS

7
BATHROOMS

7,492 SQ.FT.
RESIDENCE

12,831 SQ.FT.
LOT

DYNAMIC AND REFINED LIFESTYLE



Elevated, expansive, & boasting uninterrupted panoramic mountain & valley views, this residence effortlessly merges contemporary design with exceptional craftsmanship to offer resort living like no other. Perched on Whistler Mountain in the exclusive Sunridge neighbourhood, enjoy the conveniences of walking to Whistler village along with enviable ski-access in the winter months. An impressive pivot entry door opens to reveal a carefully designed interior that creates an atmosphere of warmth & sophistication, featuring over-height ceilings, seamless indoor-outdoor living, & large picture windows, that welcomes an abundance of natural light throughout the home. A wood burning Stuv fireplace invites relaxation in the living room, while the gourmet kitchen, bar area, & large sundrenched deck is ideal for entertaining or culinary creativity & enjoyment with the family. A wellness centre on the lower floor provides a private sanctuary with expansive gym, treatment room, games room, & 45 ft indoor heated pool extending out to an additional large partially covered deck with hot tub & endless views. Thoughtfully designed, the residence includes dual primary bedrooms, a lift servicing all levels, oversized mudroom, & ample parking. Virtual tour available upon request.



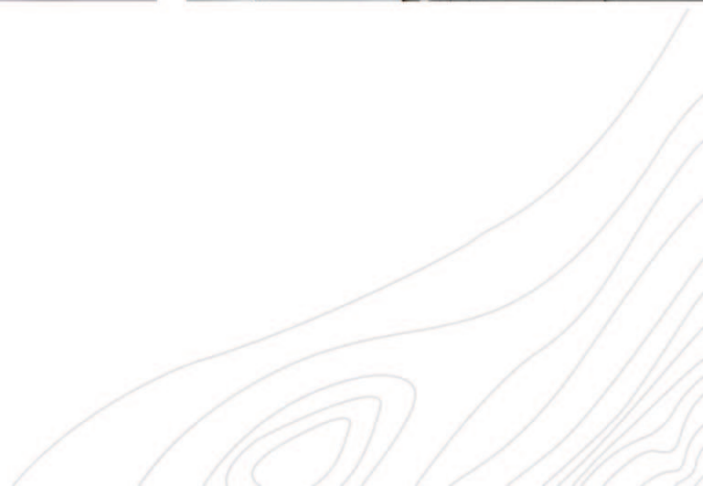


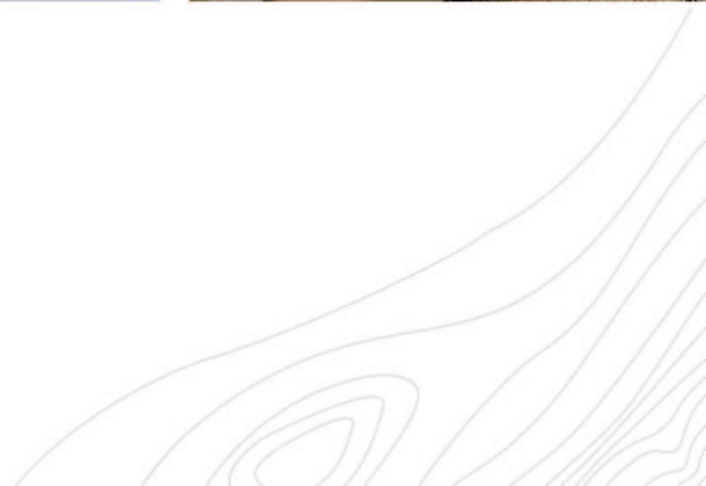
CLIMATE CONTROLLED WINE ROOM
AND BAR AREA FOR ENTERTAINING

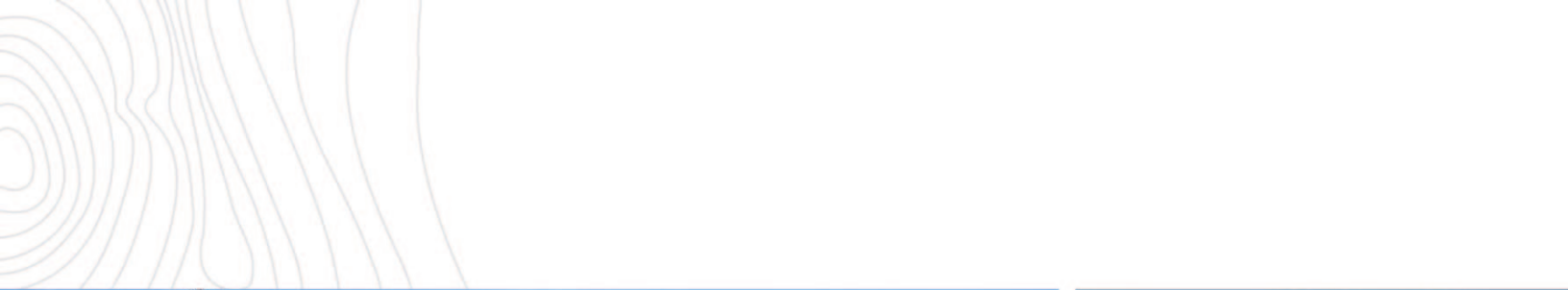
LEISURE FLOOR WITH 25M
HEATED INDOOR POOL



MULTIPLE OUTDOOR
ENTERTAINING AREAS







DESIGN & CONSTRUCTION

Builder: Gavan Construction

Architect: Sean Anderson

EXTERIOR

- SIDING: Mix of standing seam metal, tongue and groove cedar and feature cement panelling
- SOFFIT: Tongue and groove clear hemlock
- Triple glazing; Kolbe Vistaluxe WD windows and Vistaluxe AL sliding doors
- Monitored security with cameras throughout
- Irrigation, External Audio, Heated Driveway, Hot Tub

INTERIOR FINISHES & SYSTEMS

- Natural Gas
- Home Automation: Lutron
- Interior Audio, Elevator, Sprinklers
- White oak hardwood, wool barber carpet, large format floor tile
- Custom millwork by Minglewood / Black Point



ACCESS TO ALL



POPULAR NEIGHBOURHOOD

Located in the sought-after Sunridge neighbourhood.



MOUNTAIN ACCESS

Ski-in/ski-out access neighbourhood.



WALK TO VILLAGE

A short walk to Whistler Village via Whistler's Valley Trail network.

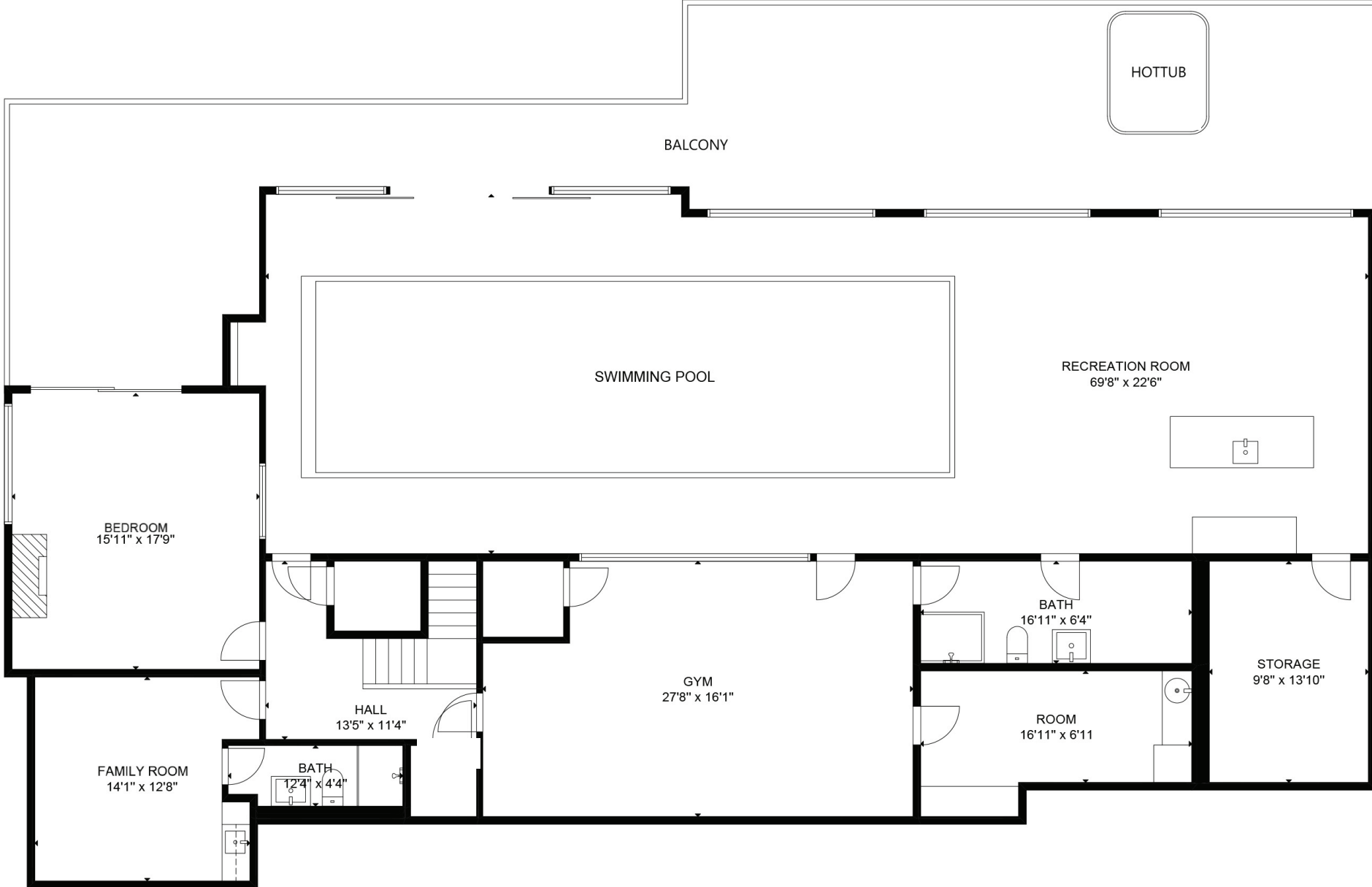


BIKING TRAILS

Quick and convenient access to a multitude of Whistler's best trail networks including Valley Trail.

3824 SUNRIDGE DRIVE

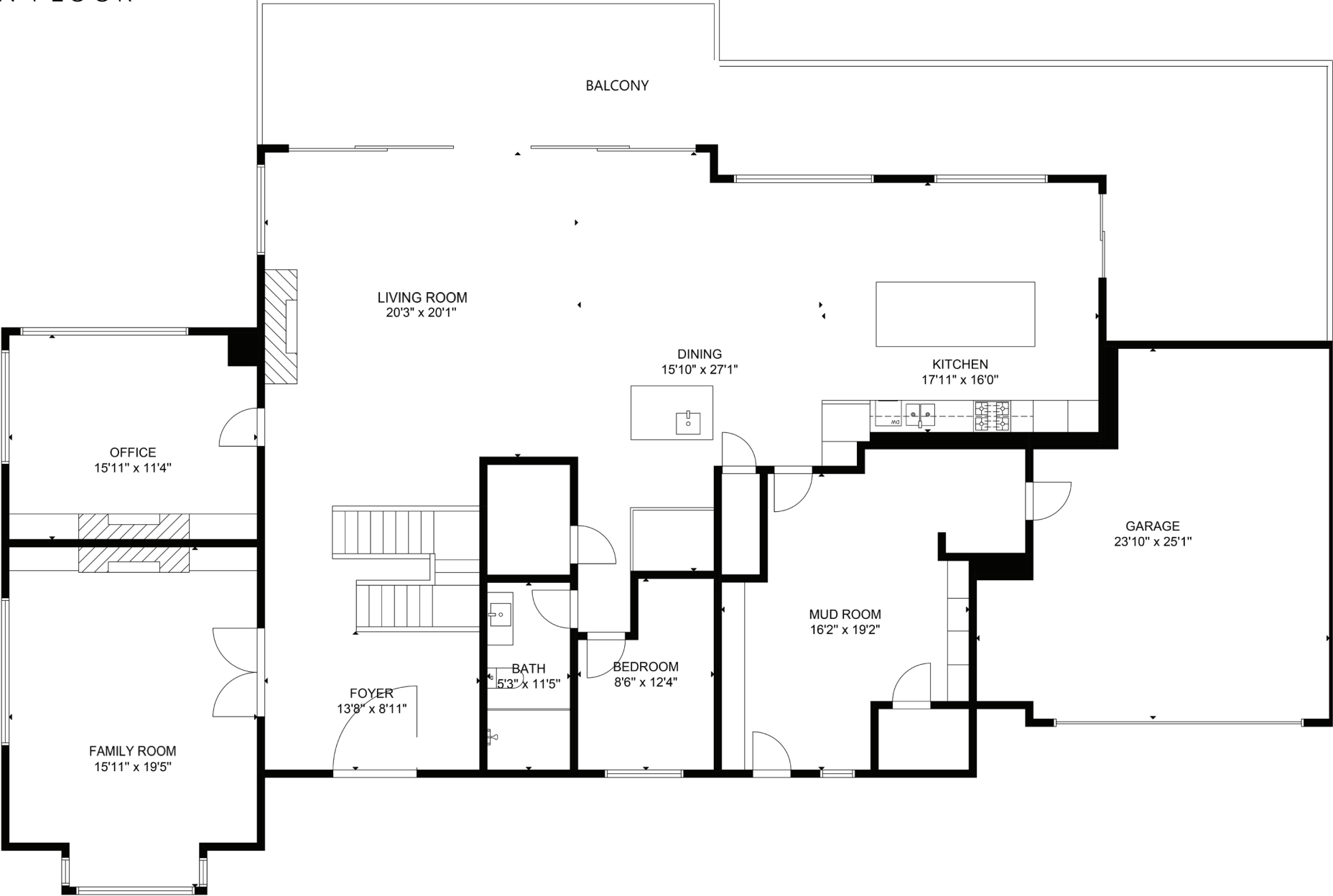
LOWER FLOOR



MEASUREMENT ARE APPROXIMATE, ACTUALS MAY VARY. MEASUREMENTS MAY INCLUDE NON-CONFORMING SPACE.

3824 SUNRIDGE DRIVE

MAIN FLOOR



MEASUREMENT ARE APPROXIMATE, ACTUALS MAY VARY. MEASUREMENTS MAY INCLUDE NON-CONFORMING SPACE.

3824 SUNRIDGE DRIVE

UPPER FLOOR



MEASUREMENT ARE APPROXIMATE, ACTUALS MAY VARY. MEASUREMENTS MAY INCLUDE NON-CONFORMING SPACE.

**BARE LAND STRATA PLAN OF LOT 1, BLOCK K,
D.L. 4750, PLAN LMP 25949, GROUP 1, N.W.D.
RESORT MUNICIPALITY OF WHISTLER, B.C.
B.C.G.S. 92J Q1B .1**

SCALE: 1:1000
ALL DISTANCES SHOWN ARE IN METRES
20 10 0 20 40

The Address for the Service of Documents on the 'Strata Corporation' is: 'The Owners' Strata Plan No. LMS 2202 c/o #108 - 1008 Beach Avenue, Vancouver, B.C., V6E 1T7

CIVIC ADDRESS IS: 3250 Panorama Ridge, Resort Municipality of Whistler, V8N 1B0

THIS PLAN LIES WITHIN THE 'SQUAMISH-LILLOOET' REGIONAL DISTRICT.

AMENDED PURSUANT TO S.159, STRATA PROPERTY ACT, THIS 19th DAY OF SEPT, 2000
SEE AMENDED SHEET 1F

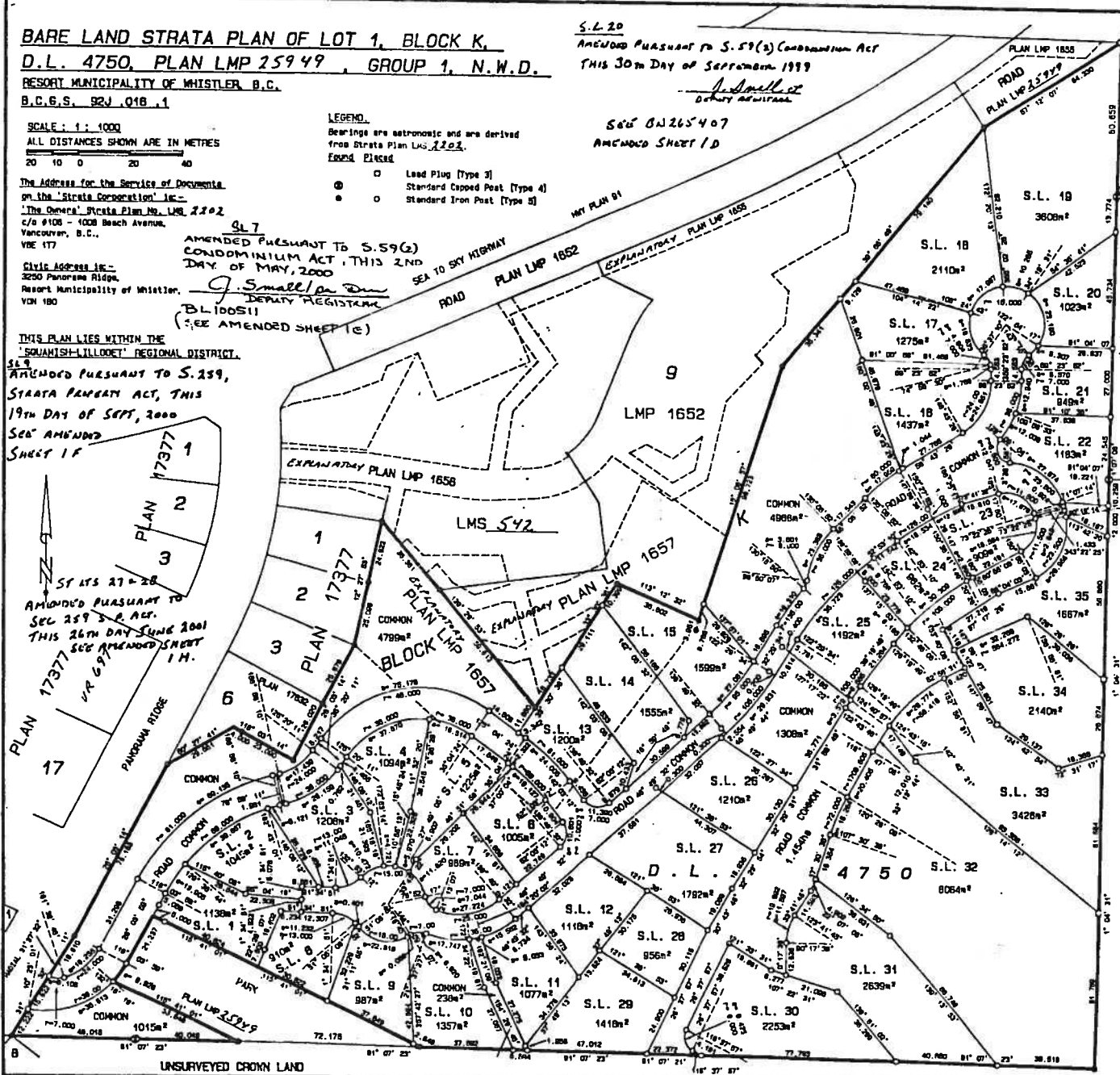
AMENDED PURSUANT TO SEC 259(2) OF ACT, THIS 26th DAY JUNE 2001
SEE AMENDED SHEET 1H.

S.L.20
AMENDED PURSUANT TO S.59(2) CONDOMINIUM ACT
THIS 30th DAY OF SEPTEMBER 1999

J. Small
Deputy Registrar
S68 01265407
AMENDED SHEET 1D

LEGEND
Bearings are astronomic and are derived from Strata Plan LMS 2202.
Found Placed
○ Lead Plug (Type 3)
⊙ Standard Capped Post (Type 4)
● Standard Iron Post (Type 5)

AMENDED PURSUANT TO S.59(2) CONDOMINIUM ACT, THIS 2ND DAY OF MAY, 2000
J. Small
Deputy Registrar
BL 100511
SEE AMENDED SHEET 1E



First Sheet - Sheet 1 of 3 Sheets.

**STRATA PLAN
LMS 2202**

05332415

Strata Plan LMS 2202 deposited and registered in the Land Title Office at New Westminster, B.C. this 7th day of Nov. 1995.

J. Small
Deputy Registrar

S.L. 28+34
AMENDED PURSUANT TO SEC 259 Strata Property Act, this 19 Day of August 2000
See amended sheet 1G.
LMS 286

S.L. 14
AMENDED PURSUANT TO S.59(2) CONDOMINIUM ACT, THIS 18 DAY OF FEB, 1997

J. Small
Deputy Registrar

BL 53315
SEE AMENDED SHEET 1A

S.L. 10
AMENDED PURSUANT TO S.59(2) CONDOMINIUM ACT, THIS 18 DAY OF FEB, 1997

J. Small
Deputy Registrar

BL 53313
SEE AMENDED SHEET 1B

S.L. 15
AMENDED PURSUANT TO S.59(2) CONDOMINIUM ACT, THIS 5th DAY OF JUNE 1998
J. Small
Deputy Registrar per AM 151127
See Amended sheet 1C

Approved as 'Bare Land' Strata Plan under the 'Condominium Act' on the 1st day of Nov 1995

J. Small
Approving Officer for the Resort Municipality of Whistler.

I, B.A. McDougall, a British Columbia Land Surveyor of Whistler in British Columbia certify that I was present at, and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 18th Day of October, 1995.

J. Small
B.C.L.S.

SUBDIVISION PLAN OF STRATA LOT 27 AND 28
 D.L. 4750, G.D. 1, N.W.D., STRATA PLAN LMS 2202
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
 TO THE UNIT ENTITLEMENT OF THE STRATA LOTS AS SHOWN ON FORM V
 PURSUANT TO SECTION 259 OF THE STRATA PROPERTY ACT
 RESORT MUNICIPALITY OF WHISTLER
 R.C.B.S. RP-V 018

Plan LMS 2202

Strata Plan LMS 2202 deposited and
 registered in the Land Title Office
 at New Westminster, B.C..
 This 26 day of JUNE, 2001.

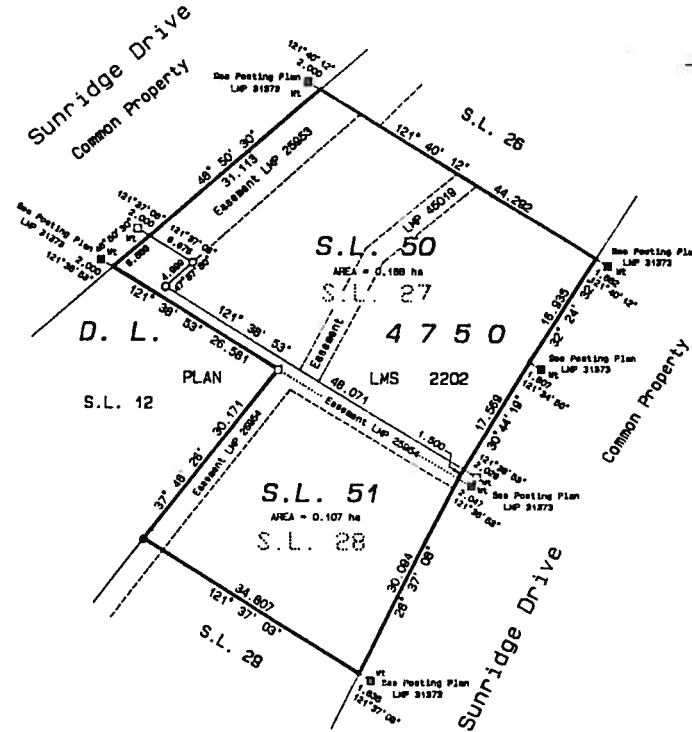
J. Small
 Deputy Registrar

BR155424-NR155425

SCALE: 1:500
 ALL DISTANCES SHOWN ARE IN METRES



Civic Address:
 3828 & 3830 Sunridge Drive
 Whistler, B.C.



Approved under the Strata Property Act
 this 26 day of JUNE, 2001.

[Signature]
 Approving Officer for:
 The Resort Municipality of Whistler

I, P.A.T. Bunbury, a British Columbia Land Surveyor
 of Whistler, in British Columbia certify that I
 was present at, and personally superintended
 the survey represented by this plan and that
 the survey and plan are correct. The survey
 was completed on the 14th Day of June, 2001.

P.A.T. Bunbury
 B.C.L.S.

LEGEND

Bearings are astronomic and are derived
 from Plan LMS 2202

Found Piles

- □ Lead Plug [Type 3]
- ○ Standard Iron Post [Type 5]
- S.L. or S.L. Denotes 'Strata Lot'

This plan lies within the
 Squamish-Whistler Regional District.

BUNBURY AND ASSOCIATES
 PROFESSIONAL BRITISH COLUMBIA LAND SURVEYORS
 SQUAMISH & WHISTLER, B.C. S-10285-1

PLAN OF RESUBDIVISION OF STRATA LOT 9, O.L. 4750, Gp. 1, N.W.D., STRATA PLAN LMS 2202, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1, PURSUANT TO SECTION 259, STRATA PROPERTY ACT.

STRATA PLAN

LMS. 2202

Strata Plan LMS. 2202 deposited and registered in the Land Title Office at New Westminster, B.C. this 19. day of SEPT., 2000.

Resort Municipality of Whistler B.C.S. 82 J.018.1.1

SCALE: 1 : 250 ALL DISTANCES SHOWN ARE IN METRES

The Address for the Service of Documents on the 'Strata Corporation' is:- 'The Owners' Strata Plan No. LMS 2202 c/o- 106-1008 Beach Avenue Vancouver, B.C. V6E 1T7

Approved under the Condominium Act this 04 day of APRIL, 2000.

[Signature] Approving Officer for: The Resort Municipality of Whistler.

Approved under the Strata Property Act this 16 day of AUGUST, 2000.

[Signature] Approving Officer for: The Resort Municipality of Whistler.

Inspected under the Land Title Act this 17th day of AUGUST, 2000.

[Signature] B.C.L.S.

LEGEND.

Bearings are astronomic and are derived from Plan LMS 2202.

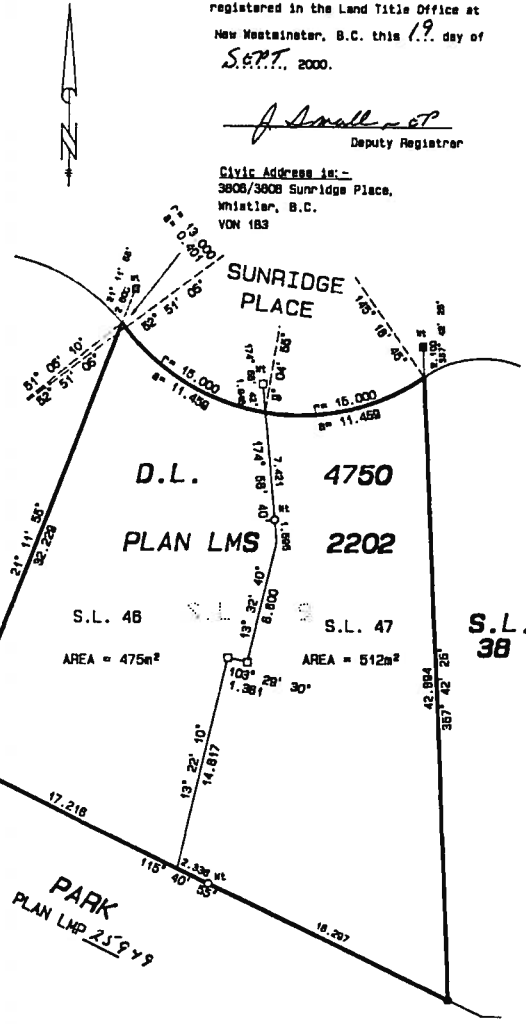
Found Placed

- Lead Plug [Type 3]
Standard Iron Post [Type 5]

S.L. or SL Denotes 'Strata Lot'

I, P.A.T. Bamberg, a British Columbia Land Surveyor of Whistler, in British Columbia certify that I was present at, and personally supervised the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 10th day of January, 2000

[Signature] B.C.L.S.



[Signature] Deputy Registrar

Civic Address is:- 3808/3808 Sunridge Place, Whistler, B.C. V0N 1B3

THIS PLAN LIES WITHIN THE 'SQUAMISH-LILLOET' REGIONAL DISTRICT

BAMBERG AND ASSOCIATES PROFESSIONAL BRITISH COLUMBIA LAND SURVEYORS SQUAMISH AND WHISTLER, B.C.

PLAN OF RESUBDIVISION OF STRATA LOT 33 AND 34,
D.L. 4750, Gr. 1, N.W.D., STRATA PLAN LMS 2202.

First Sheet - Sheet 1 of 2 Sheets

Plan LMS 2202

TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION

TO THE UNIT ENTITLEMENT OF THE STRATA LOTS AS SHOWN ON FORM 1

RESORT MUNICIPALITY OF WHISTLER

B.C.S. 92 J 016.

*purwuant to s.259
Strata Property Act
P.O.A. 07 FEB 2001*

Strata Plan LMS 2202 deposited and registered in the Land Title Office at New Westminster, B.C., This 29 day of Aug, 2000

J. Small
Deputy Registrar

38204684.

SCALE : 1 : 500

ALL DISTANCES SHOWN ARE IN METRES



LEGEND.

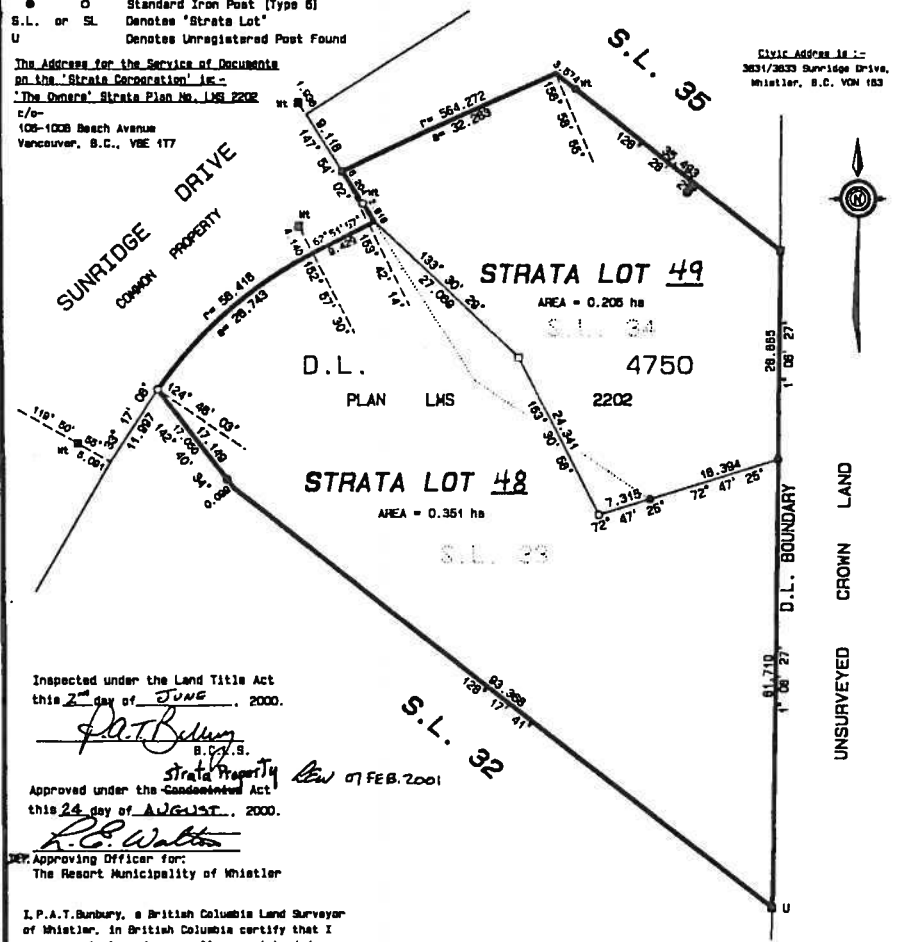
Bearings are astronomic and are derived from Plan LMS 2202

Found Placed

- Lead Plug (Type 3)
- Standard Iron Post (Type 6)
- S.L. or SL Denotes 'Strata Lot'
- U Denotes Unregistered Post Found

The Address for the Service of Documents on the 'Strata Corporation' is -
'The Owners' Strata Plan No. LMS 2202
c/o -
108-1008 Beach Avenue
Vancouver, B.C., V6E 1T7

Civic Address is:-
3831/3833 Sunridge Drive,
Whistler, B.C. V0N 1B3



Inspected under the Land Title Act
this 2nd day of JUNE, 2000.

P.A.T. Bellamy
B.C.S.

Approved under the Condominium Act
this 24 day of AUGUST, 2000.

P.O. Walker

Deputy Approving Officer for:
The Resort Municipality of Whistler

I, P.A.T. Bumbury, a British Columbia Land Surveyor of Whistler, in British Columbia certify that I was present at, and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 17th Day of December, 1999.

P.A.T. Bumbury
B.C.L.S.

This Plan lies within the
Squamish-Lillooet Regional District.

BUMBURY AND ASSOCIATES
PROFESSIONAL BRITISH COLUMBIA LAND SURVEYORS
SQUAMISH & WHISTLER, B.C.

FILED LMS2202 K48373 2003-04-17-13 25.16.081164

PLAN OF RESUBDIVISION OF STRATA LOT 20, D.L. 4750, Gp. 1,
IN STRATA PLAN LMS 2202, TOGETHER WITH AN INTEREST
IN COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

First Sheet - Sheet 1 of 3 Sheets

STRATA PLAN
LMS. 2202

Strata Plan LMS. 2202 deposited and
registered in the Land Title Office at
New Westminster, B.C. this 30. day of
SEPT. 1987...

J. Small
Deputy Registrar
ON 265407

Civic Address is:-
3852/3854 Sunridge Court,
Whistler, B.C.
V0N 1B3

Resort Municipality of Whistler
B.C.S.S. 82 J .018.1.1

SCALE : 1 : 250
ALL DISTANCES SHOWN ARE IN METRES

3 2 1 0 5 10 15

The Address for the Service of Documents
on the 'Strata Corporation' is:-
'The Owners' Strata Plan No. LMS 2202
c/o-
108-1008 Beach Avenue
Vancouver, B.C.
V6E 1T7



Approved under the Condominium Act
this 11 day of Aug. 1987.

A. B. Watson
Deputy Approving Officer for:
The Resort Municipality of Whistler.

Deputy Approving Officer for:
The Resort Municipality of Whistler.

LEGEND.

Bearings are astronomic and are derived
from Plan LMS 2202.

Found Placed

- □ Lead Plug [Type 3]
- ○ Standard Iron Post [Type 5]

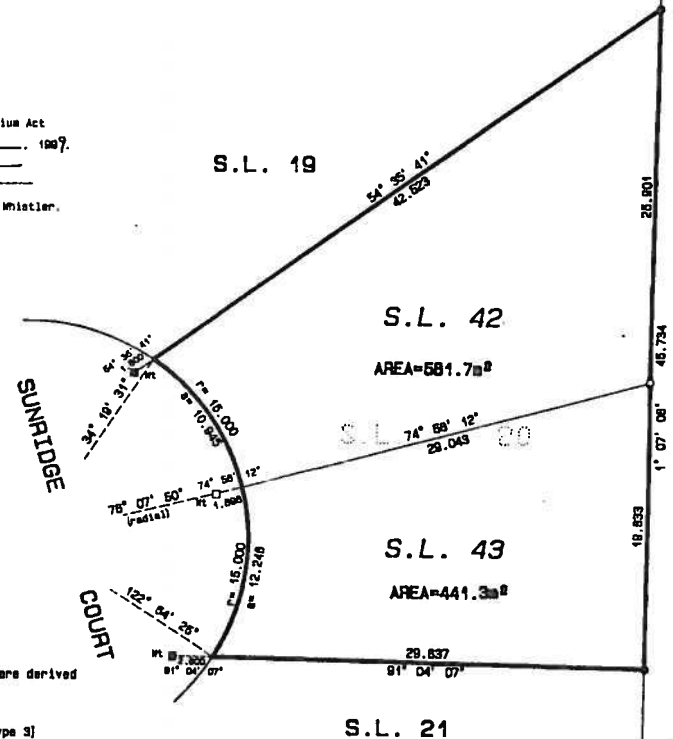
S.L. or SL Denotes 'Strata Lot'

I, P.A.T. Bunbury, a British Columbia Land Surveyor
of Whistler, in British Columbia certify that I
was present at, and personally supervised
the survey represented by this plan and that
the survey and plan are correct. The survey
was completed on the 10th day of March, 1988

P.A.T. Bunbury
S.C.L.

THIS PLAN LIES WITHIN THE
'SQUAMISH-LILLOOET' REGIONAL DISTRICT.

BUNBURY AND ASSOCIATES
PROFESSIONAL BRITISH COLUMBIA LAND SURVEYORS
SQUAMISH AND WHISTLER, B.C.



FILED LMS2202 K48373 2003-04-17 13:25:16 801164

Amended sheet 1C

First Sheet - Sheet 1 of 2 Sheets

PLAN OF RESUBDIVISION OF STRATA LOT 15, D.L. 4750, Sp. 1,
N.W.D., STRATA PLAN LMS 2202, TOGETHER WITH AN INTEREST
IN THE COMMON PROPERTY IN PROPORTION IN THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

STRATA PLAN
LMS. 2202

Strata Plan LMS. 2202 deposited and
registered in the Land Title Office at
New Westminster, B.C. this 5th day of
June, 1988.

J. Dinnell

Deputy Registrar per 20

Civic Address is: 8PM 159927
3823/3828 Sunridge Drive,
Whistler, B.C.
V0N 1B3

Resort Municipality of Whistler
B.C.G.S. 92 J.016.1.1

SCALE: 1:250

ALL DISTANCES SHOWN ARE IN METRES



The Address for the Service of Documents
on the 'Strata Corporation' is:-
'The Owners' Strata Plan No. LMS 2202
c/o-

106-1008 Beach Avenue
Vancouver, B.C.
V6E 1T7

Approved under the Condominium Act
this 21 day of MAY, 1988

J. Nelson
Approving Officer for:
The Resort Municipality of Whistler.

S.L. 37

D.L. 4750
PLAN LMS 2202

9
PLAN
LMP 1652

COMMON PROPERTY

LEGEND.

Bearings are astronomic and are derived
from Plan LMS 2202.

Found Places

- □ Lead Plug [Type 3]
- ○ Standard Iron Post [Type 5]
- S.L. or SL Denotes 'Strata Lot'
- U.T.P. Denotes 'Unable to Post'

S.L. 40
AREA=962m²

S.L. 41
AREA=636m²

PLAN LMP 31881

EASEMENT PLAN LMP 25953
= 95.000
= 27.081

COMMON PROPERTY
SUNRIDGE DRIVE

I, P.A.T. Burbury, a British Columbia Land Surveyor
of Whistler, in British Columbia certify that I
was present at, and personally supervised
the survey represented by this plan and that
the survey and plan are correct. The survey
was completed on the 29th day of February, 1988

P.A.T. Burbury
B.C.L.S.

THIS PLAN LIES WITHIN THE
'SQUAMISH-LILLOOET' REGIONAL DISTRICT

HEPNER, BURBURY & OKE,
PROFESSIONAL LAND SURVEYORS
VANCOUVER AND WHISTLER, B.C.

PLAN OF RESUBDIVISION OF STRATA LOT 14, D.L. 4750, Gp. 1, N.W.O., STRATA PLAN LMS 2202, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION IN THE UNIT

ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Resort Municipality of Whistler

B.C.G.S. 92J.016.1.1

SCALE: 1:250

ALL DISTANCES SHOWN ARE IN METRES



THIS PLAN LIES WITHIN THE 'SQUAMISH-LILLOOET' REGIONAL DISTRICT

The Address for the Service of Documents on the 'Strata Corporation' is:- 'The Owners' Strata Plan No. LMS 2202 c/o- 106-1008 Beach Avenue Vancouver, B.C. V6E 1T7

FIRST SHEET Sheet 1 of 2 Sheets, STRATA PLAN

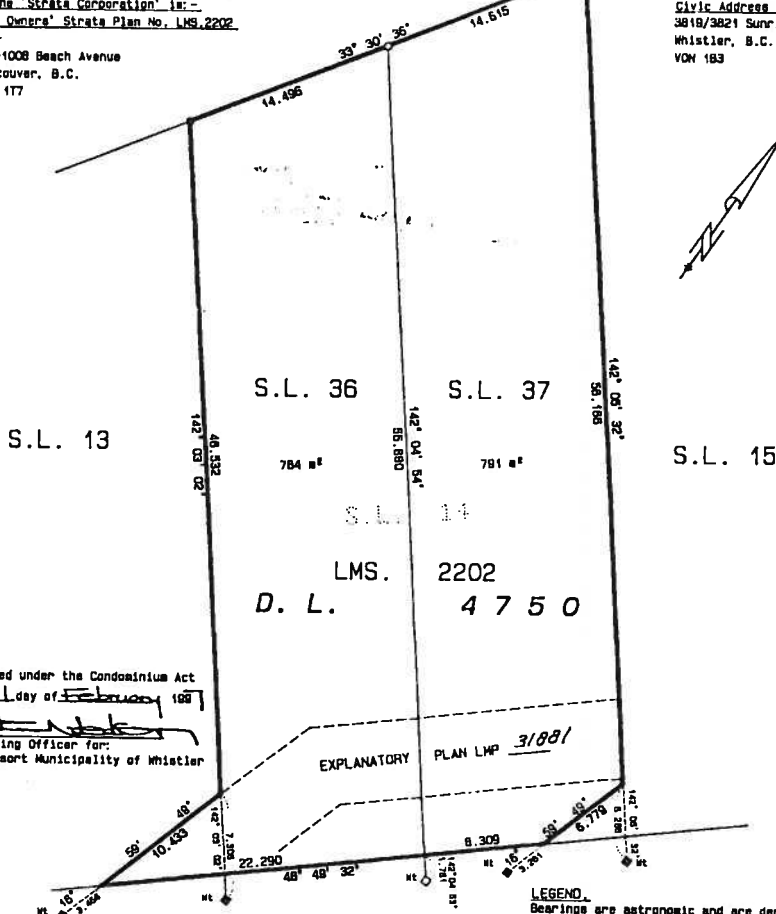
LMS. 2202

Strata Plan LMS. 2202 deposited and registered in the Land Title Office at New Westminster, B.C. this 19th day of FEB. 1997

Deputy Registrar BL53979

Civic Address is:- 3819/3821 Sunridge Drive, Whistler, B.C. V0N 1B3

PLAN LMP 1652



Approved under the Condominium Act this 11 day of February 1997

Approving Officer for: The Resort Municipality of Whistler

EXPLANATORY PLAN LMP 3/881

LMS. 2202 D. L. 4750

COMMON PROPERTY SUNRIDGE DRIVE

LEGEND. Bearings are astronomic and are derived from Plan LMS 2202

Found Placed Standard Iron Post [Type 5] Lead Plug [Type 3] S.L. or SL Denotes 'Strata Lot'

HERNON, BUNBURY & OKE, PROFESSIONAL BRITISH COLUMBIA LAND SURVEYORS VANCOUVER, SQUAMISH & WHISTLER, B.C.

I, P.A.T. Bunbury, a British Columbia Land Surveyor of Whistler, in British Columbia certify that I was present at, and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 11th day of January, 1997.

B.C.L.S.

FILED LMS2202 K48373 2003-06-17-13:25:16 001164

PLAN RESUBDIVISION OF STRATA LOT 10, O.L. 4750, Gp. 1,
N.W.D., STRATA PLAN LMS 2202 TOGETHER WITH AN INTEREST
IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Resort Municipality of Whistler

B.C.S. 92J.016.1.1

SCALE: 1:250

ALL DISTANCES SHOWN ARE IN METRES



FIRST SHEET Sheet 1 of 2
STRATA PLAN
LMS. 2202

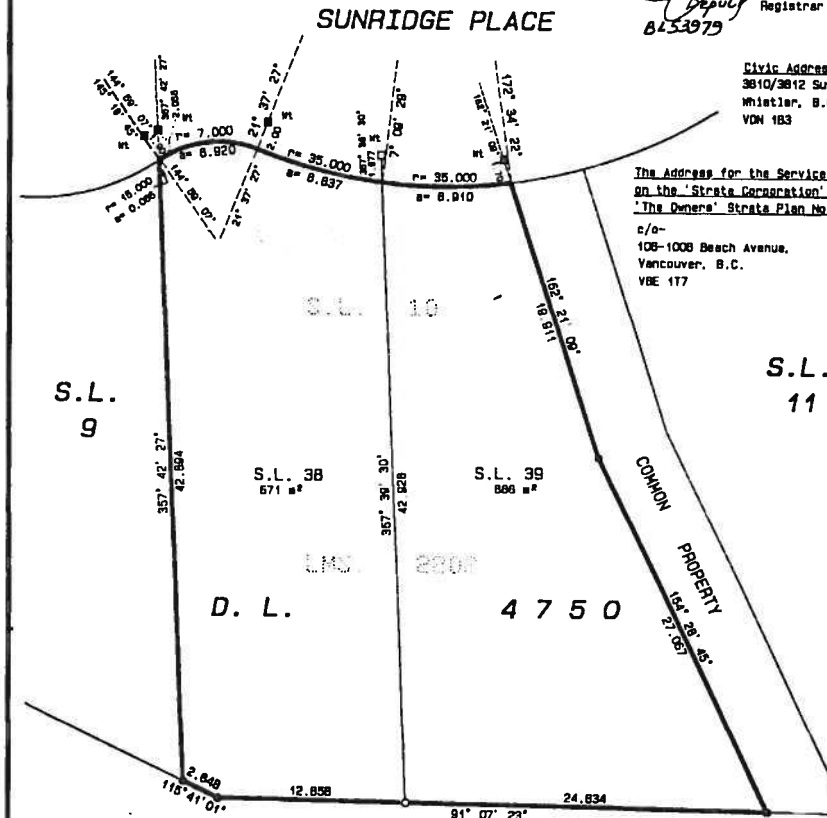
Strata Plan LMS. 2202 deposited and
registered in the Land Title Office at
New Westminster, B.C. this 14th day of
FEB., 1997.

[Signature]
Deputy Registrar
B153979

Civic Address is:-
3810/3812 Sunridge Place,
Whistler, B.C.
V0N 1B3

The Address for the Service of Documents
on the "Strata Corporation" is:-
"The Owners" Strata Plan No. LMS. 2202

c/o-
106-1008 Beach Avenue,
Vancouver, B.C.
V6E 1V7



Approved under the Condominium Act
this 11 day of February 1997

[Signature]
Approving Officer for:-
The Resort Municipality of Whistler

I, P.A.T. Bunbury, a British Columbia Land Surveyor
of Whistler, in British Columbia certify that I
was present at, and personally superintended
the survey represented by this plan and that
the survey and plan are correct. The survey
was completed on the 27th Day of January, 1997.

[Signature]
P.A.T. Bunbury B.C.L.S.

UNSURVEYED CROWN LAND

LEGEND.

Bearings are astronomic and are derived
from Plan LMS 2202

- Found Placed
- ○ Standard Iron Post [Type 5]
 - □ Lead Plug [Type 3]
- S.L. or SL Denotes "Strata Lot"

THIS PLAN LIES WITHIN THE
"SQUAMISH-LILLOOET" REGIONAL DISTRICT
HERON, BUNBURY & OKE,
PROFESSIONAL BRITISH COLUMBIA LAND SURVEYORS
VANCOUVER, SQUAMISH & WHISTLER, B.C.

FILED LMS2202 K48273 2003-04-17-13:25:16.881184