

# 20 AT NATURE'S DOOR



**SKI-IN/SKI-OUT  
RESIDENCE**

3.5  
BEDROOMS

4  
BATHROOMS

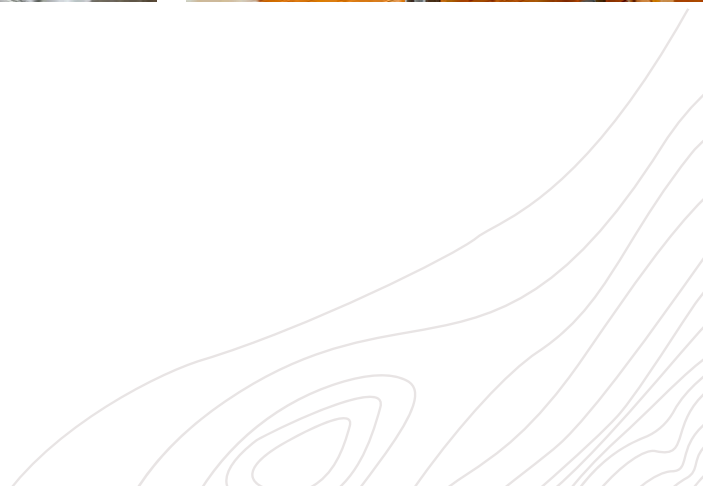
2,518 SQ.FT.  
RESIDENCE

# ULTIMATE MOUNTAIN RESIDENCE



Ideally positioned only steps from the Dave Murray Downhill ski run, enjoy elevated views from the exclusive At Nature's Door complex. This ski in/ ski out residence offers a well-appointed fully furnished layout over three floors with ample space to host family and friends featuring 3 bedrooms plus media room/den. Enjoy all day sunshine from this south facing home with views up to the peak of Whistler Mountain. Relax after a day of mountain adventures in your private hot tub or unwind in front of the floor to ceiling fireplace.

Take advantage of this unique offering of full ownership while enjoying the benefits of Fairmont Heritage Place, allowing you to have all the amenities of a luxury hotel including an outdoor pool & hot tub, gym, sauna, steam room, concierge, clubhouse and more! Completing this home is a large double garage, offering ample storage for all your Whistler gear. Opt-back into the Fairmont Reciprocal Usage Program with eligible furniture package (included in the sale). Fees include property taxes, strata fees, utilities, maintenance, and Tourism Whistler fees.

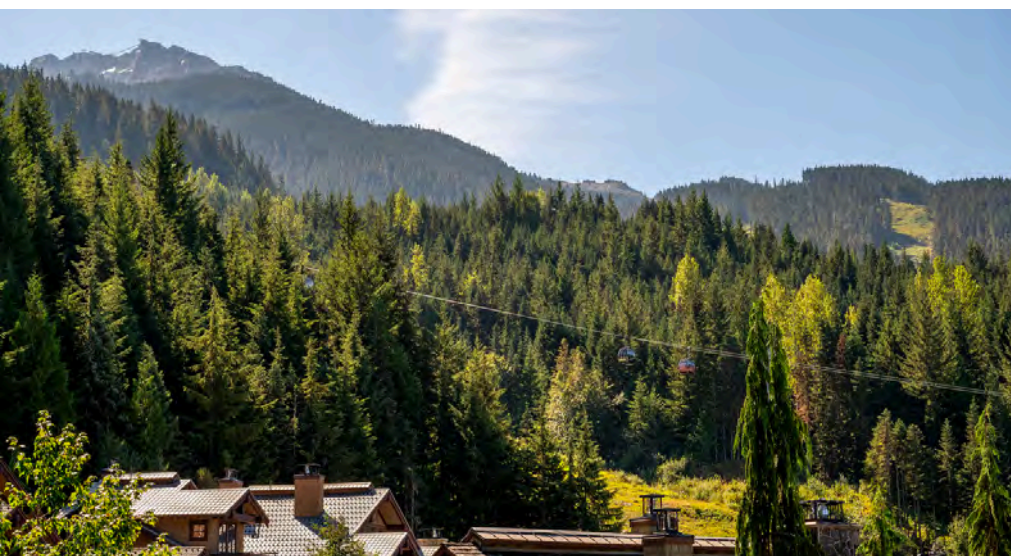




HOT TUB WITH VIEWS



SKI-IN/SKI-OUT ACCESS



ELEVATED MOUNTAIN VIEWS

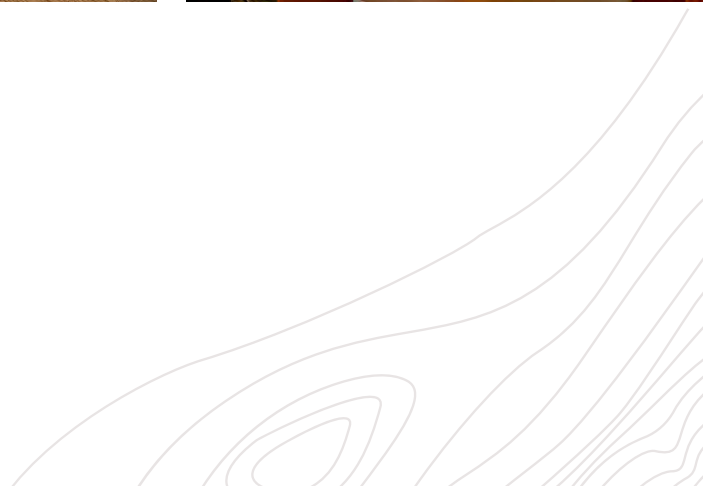


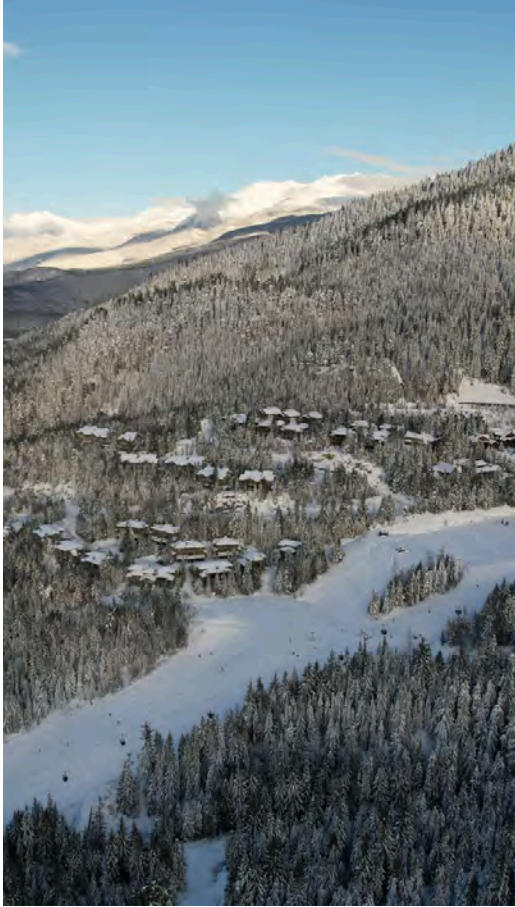
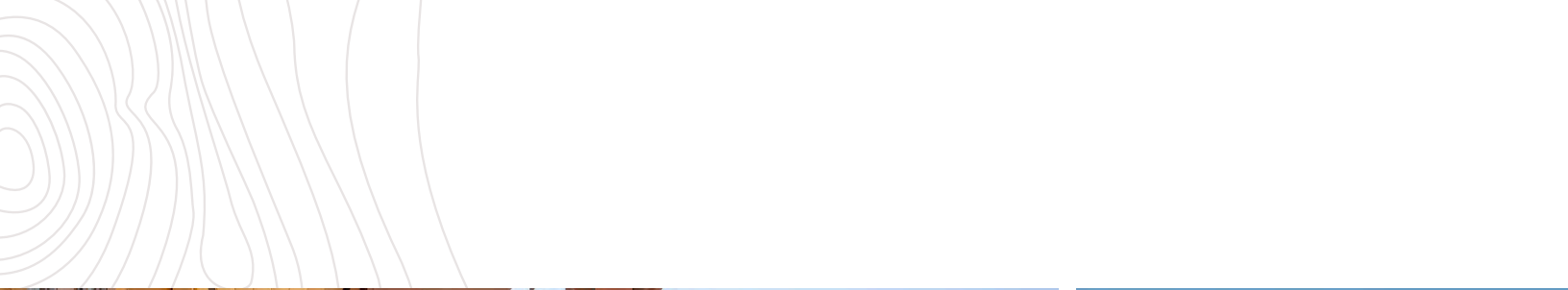
OUTDOOR FIREPIT

POOL AND HOT TUB

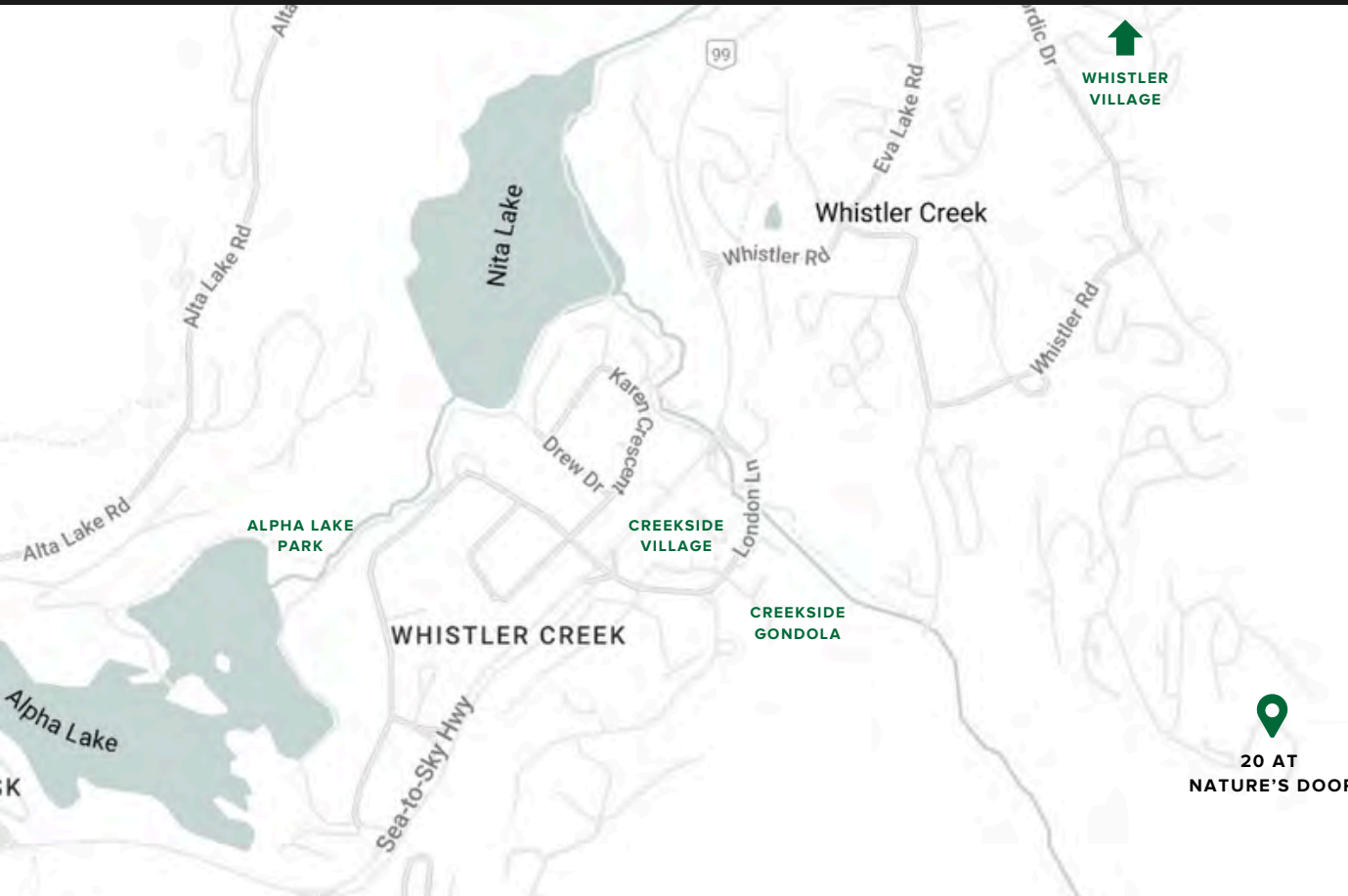


CLUBHOUSE





# ACCESS TO ALL



## SKI ACCESS

Located just steps from ski-in-ski-out trails.



## MOUNTAIN VIEWS

Elevated south facing mountain views.



## EXCLUSIVE COMPLEX

Enjoy the amenities of a luxury hotel including spa, outdoor pool & hot tub, gym sauna, clubhouse and more!



## CLOSE TO CREEKSIDE

Access more with close proximity to shops & restaurants that Creekside Village has to offer.



# 20 AT NATURE'S DOOR

## **OWNERSHIP STRUCTURE**

20 At Nature's Door offers a unique, whole ownership with the benefits of the Fairmont Heritage amenities. The current structure allows for the future option to sell off ownership fractions due to the nature of the Title structure of 10 individual ownership shares.

## **OWNER USAGE OPTIONS**

The residence currently includes upgraded furnishings; the current furnishings do not meet the Fairmont Heritage program criteria to participate in their exchange or owner-to-owner rental programs.

However, if an owner wanted to utilize all of the benefits of the available Accor Ownership Benefit Programs - including participation in the reciprocal use program and Accor Diamond Membership program - the current furniture package must be replaced by a compliant package - a full compliant furniture package is included in the sale of Residence 20.

## **ALL-ACCOR LIVE LIMITLESS DIAMOND MEMBERSHIP**

An elite level of the Accor International loyalty program. Once you become a member, you will have our dedicated VIP Customer care team to assist you with reserving all your hotel stays within Accor's portfolio worldwide, a preferred owner rate which provides 20% off best available room rates and many additional benefits.

Participation in this program is included in the annual \$250 USD Owner Benefit Program fee.

However, owners can opt to become an All-Accor Diamond member regardless of their eligibility to participate in the Reciprocal Use Programs for a stand-alone \$250 USD annual fee i.e. if owners of Residence 20 maintain the property for their own personal usage, with non-compliant furnishings, they can opt in for this membership despite not being eligible for participation in the Reciprocal Use Programs.

# FAIRMONT OWNER BENEFITS PROGRAM

**To participate in the Fairmont Heritage Owner Benefit Program, all non-compliant furnishings and personal items must be removed and replaced with a compliant furniture package - this is included in the sale, and currently in owner's off-site storage.**

Additional mandatory requirements to participate in the program include:

- One-time payment of 1% of gross purchase price payable to the Fairmont Heritage Place due upon closing.
- Annual fee of \$250 USD - per person on title
- A modification to the title's subleases to permit owner rentals - can be completed at time of conveyancing

## **RESIDENTIAL RECIPROCAL USE PROGRAM**

The Residential Reciprocal Use Program allows Owners to exchange their planned weeks from At Nature's door, for a week at another participating Fairmont Heritage Place properties in North America. Below are the guidelines per 1/10 ownership:

- Exchange up to 2 weeks booked a minimum of 90 days prior to the arrival date. A \$250 USD transaction fee will apply at the time of confirmation.
- Weeks 16 – 23 and 41 – 46 cannot be exchanged - dates subject to change

## **HOTEL RECIPROCAL USE PROGRAM**

The Hotel Reciprocal Use Program allows Owners to exchange a week for time at participating 4 and 5 star Accor Hotels and Resorts globally. Below are the guidelines per 1/10 ownership:

- Exchange up to 1 week booked a minimum of 90 days prior to the arrival date. A \$400 USD transaction fee will apply at the time of confirmation.
- Eligible weeks are January 31 to March 21 - dates subject to change

## **OWNER-TO-OWNER PROGRAMS**

- At Nature's Door Owners have access to their own internal trading website - owners do not need to participate in the Owner Benefit Program to access this, but do need to have a compliant furniture package.
- Owners have the ability to rent their available weeks with other participating Fairmont Heritage Place at At Nature's Door owners; rental fees are managed directly between owners, with the Fairmont facilitating check-in/check-out services.

	PERSONAL FURNITURE	AT NATURE'S DOOR FURNITURE
<b>AT NATURE'S DOOR AMENITY ACCESS</b> <ul style="list-style-type: none"> <li>Slope-side Outdoor Pool, Hot Tubs &amp; Outdoor Fire Pit</li> <li>Fitness Room, Sauna &amp; Steam Room</li> </ul>	✓	✓
<b>AT NATURE'S DOOR CLUBHOUSE ACCESS</b> <ul style="list-style-type: none"> <li>Use of Conference Room</li> <li>Access to Owner Concierge Desk 8am-8pm daily</li> </ul>	✓	✓
<b>COMPLIMENTARY SHUTTLE SERVICE</b> <ul style="list-style-type: none"> <li>4 x one-way trips per week</li> </ul>	✓	✓
<b>WEEKLY CLEANING</b> <ul style="list-style-type: none"> <li>Cleaning of residence and hot tub</li> <li>Garbage collection from Residence's garage</li> </ul>	✓	✓
<b>ADDITIONAL GUEST BOOKINGS</b> <ul style="list-style-type: none"> <li>Access to book in-complex overflow guest suites</li> </ul>	✓ Nightly fees apply	✓ Nightly fees apply
<b>STORAGE OF PERSONAL ITEMS:</b> Owner not in-house	No Restrictions	Storage in Owner Lockers Only
<b>MAINTENANCE FEES</b> <ul style="list-style-type: none"> <li>Property Taxes</li> <li>Utilities (hydro, gas, internet &amp; cable)</li> <li>Tourism Whistler Fees</li> <li>Insurance</li> <li>Strata Fees</li> </ul>	✓ Additional insurance advised for personal & upgraded furnishings	✓
<b>PROGRAM ELIGIBILITY</b> <ul style="list-style-type: none"> <li>Residential Reciprocal Use Program</li> <li>Hotel Reciprocal Use Program</li> <li>Owner-to-Owner Program</li> </ul>	X	✓ Fee: onetime 1% fee of purchase price plus \$250 USD annual fee
<b>ACCOR DIAMOND OWNER PROGRAM ELIGIBILITY</b> <ul style="list-style-type: none"> <li>Complimentary upgrades &amp; perks across Accor owner properties (based upon availability)</li> </ul>	✓ \$250 USD annual fee	✓ Included in the Owner Benefit Program annual fee