



9333  
WARBLER WAY

**PANORAMIC  
PLATEAU OF  
WEDGEWOODS**

6  
BEDROOMS

4,770 SQ. FT.  
RESIDENCE

5.5  
BATHROOMS

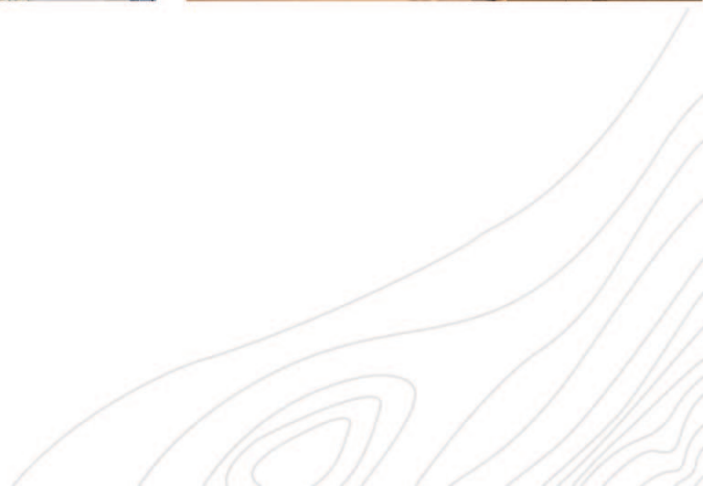
0.82 ACRES  
LOT



# ENJOY EXPANSIVE VIEWS & SOPHISTICATED COMFORT



Elevated on the panoramic plateau of Whistler's WedgeWoods estate-home community, enjoy expansive views, sophisticated comfort, and enviable access to some of the area's best trail networks. The contemporary lines of the interior welcome an abundance of natural light to the main living area with seamless indoor-outdoor living to a large, covered deck making it ideal for entertaining. Positioned on over 0.8 acres there is expansion opportunity for an auxiliary dwelling, while the current residence offers four spacious bedrooms, family, and wine room & office, plus the flexibility of a 2-bedroom suite along with the convenience of a triple-car garage for outdoor gear and toys. Listing photography has been virtually staged.





EXPANSIVE MOUNTAIN VIEWS

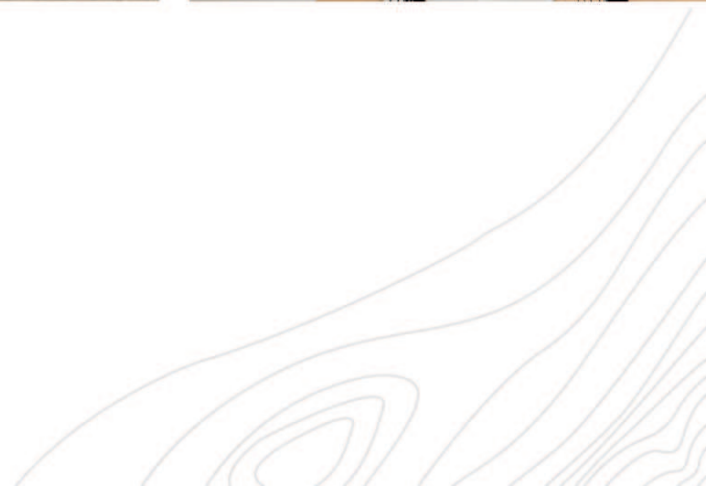
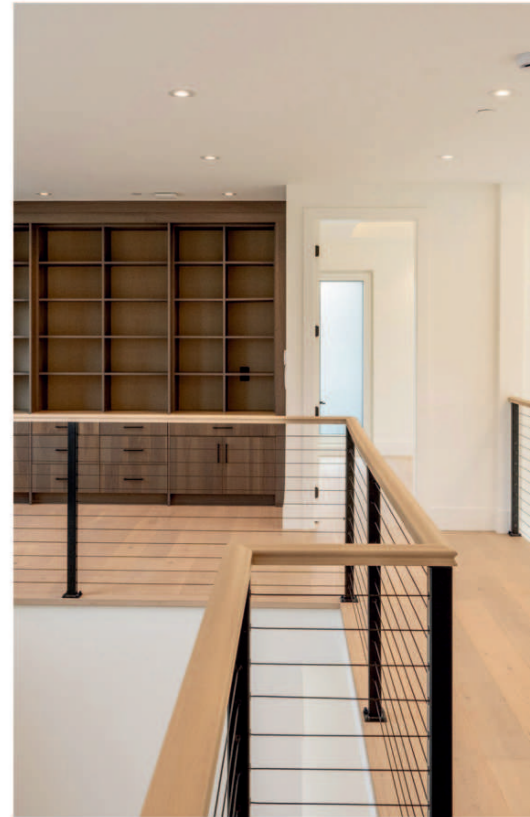
IDEAL ENTERTAINING SPACE



VIRTUALLY STAGED



SUITE WITH PRIVATE ENTRANCE





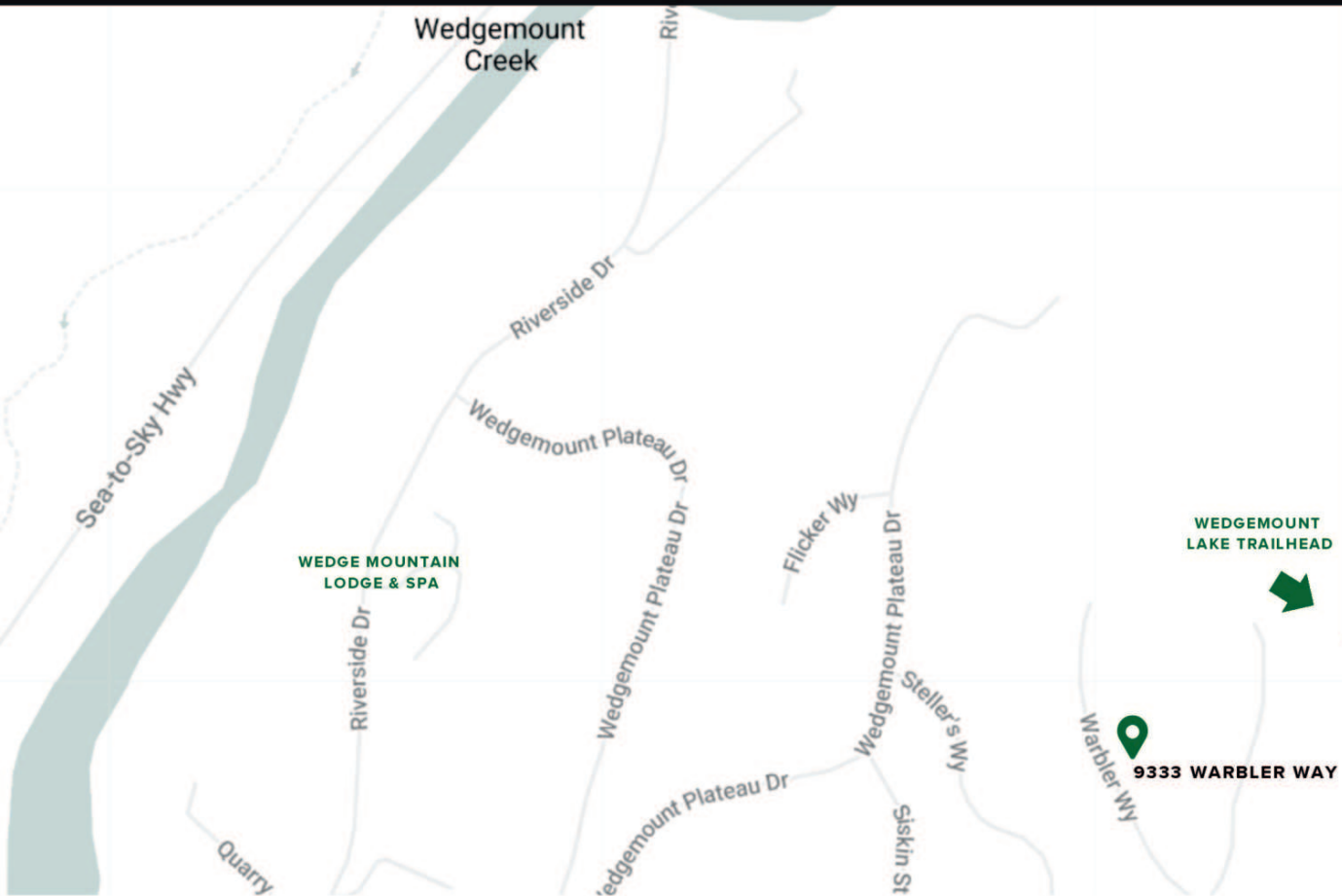
VIRTUALLY STAGED



VIRTUALLY STAGED



# ACCESS TO ALL



## PRIVATE NEIGHBOURHOOD AMENITIES

Whistler's WedgeWoods estate-home community offers private neighbourhood amenities such as a gym, tennis and pickle-ball courts.



## TRAFFIC-FREE COMMUTE

Situated north of Whistler Village allowing a traffic-free commute only 15 minutes drive away.



## MOUNTAIN VIEWS

Elevated position allows you to enjoy expansive, panoramic mountain views.



## HIKING & BIKING TRAILS

WedgeWoods has a variety of famous hiking and biking trails for you to explore.

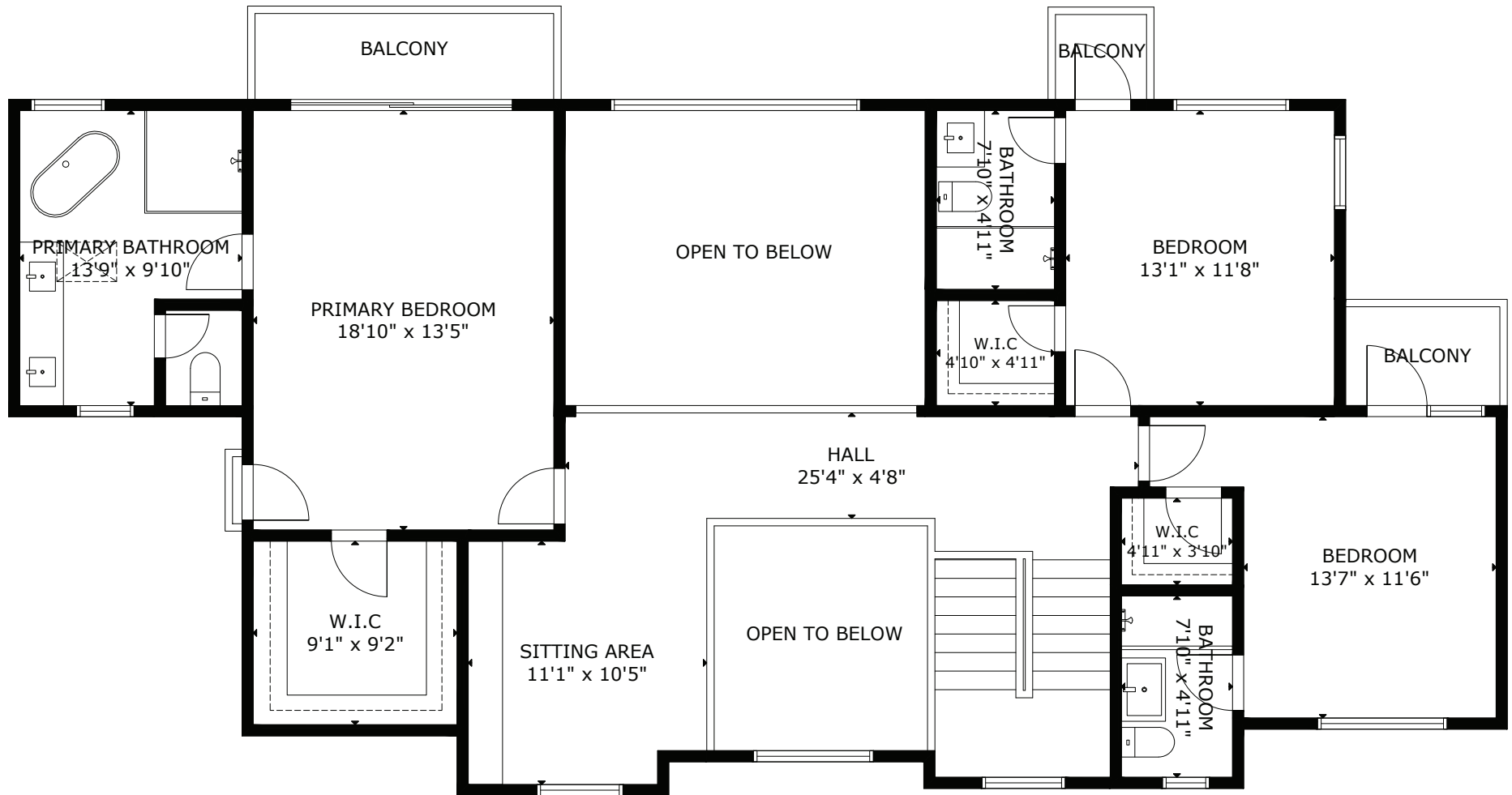


# NEIGHBOURHOOD AMENITIES



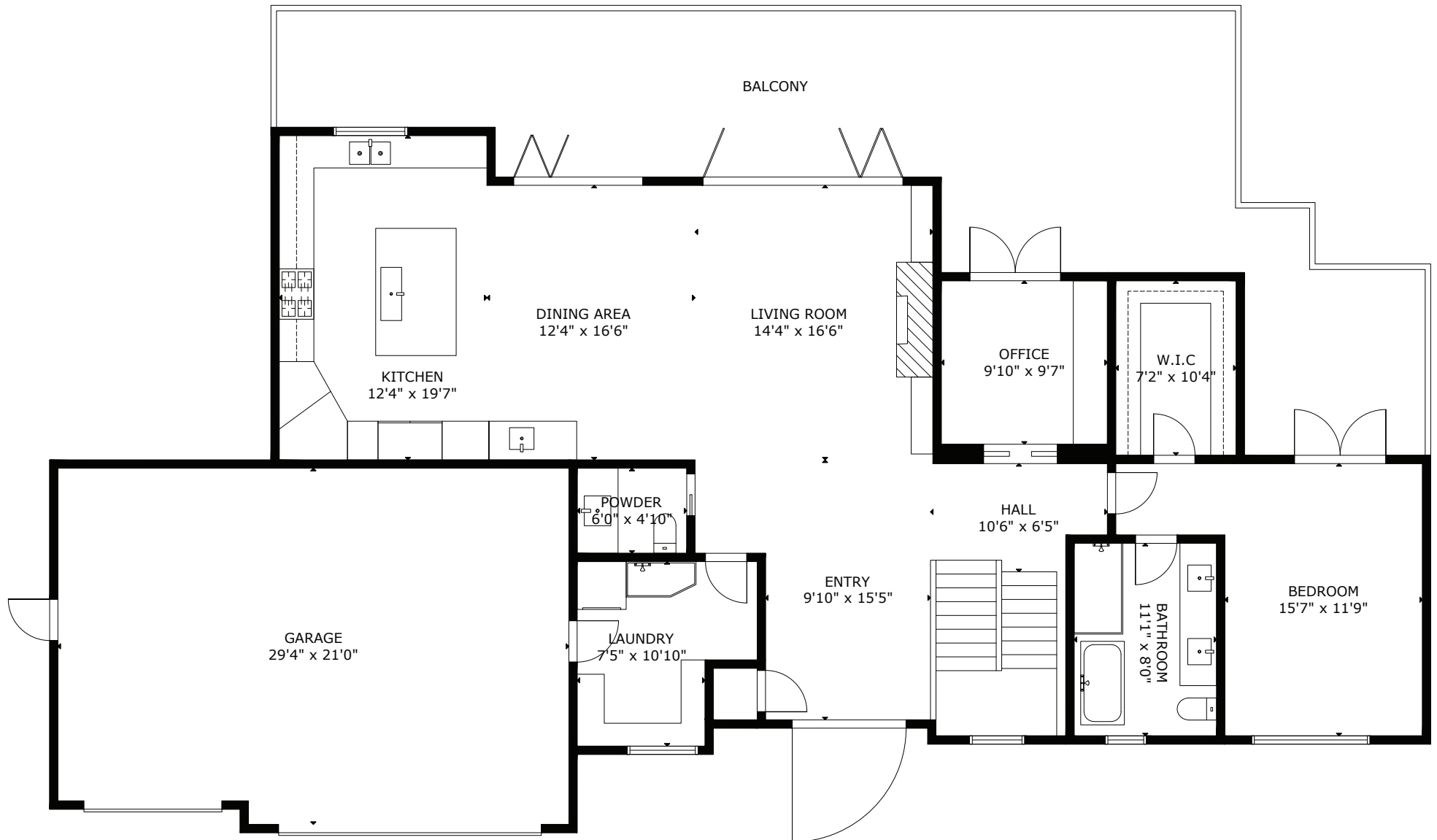
# 8993 WARBLER WAY

## UPPER LEVEL



# 8993 WARBLER WAY

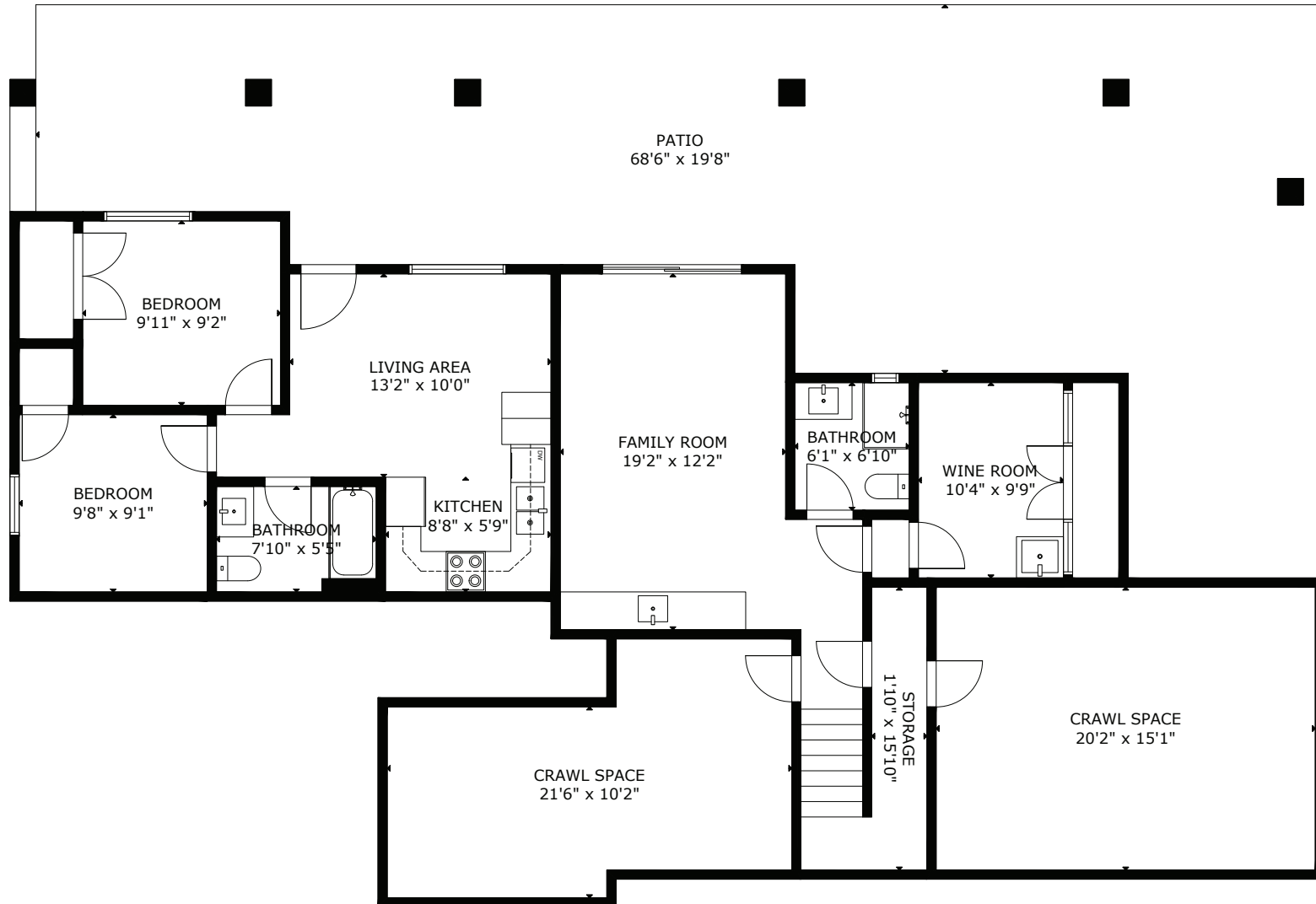
## MAIN LEVEL



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

# 8993 WARBLER WAY

## LOWER LEVEL



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

