

6805
CRABAPPLE
DRIVE



VIEW
VIRTUAL TOUR



**CENTRALLY
LOCATED**

5.5+
BEDROOMS

5.5+
BATHROOMS

4,962+ SQ.FT.
RESIDENCE

1.004 ACRE
LOT

BOASTING ENVIABLE CONNECTIVITY



Complete seclusion just minutes from Whistler Village, this gated estate is nestled within an acre of manicured gardens and whimsical trees featuring private lagoon, woodland paths, and boat launch onto the River of Golden Dreams and onward to Alta Lake.

Thoughtfully designed to offer maximum privacy, a discreet driveway leads to the gated entry and coach house, providing an elegant welcome and revealing the main residence, cozy guest cottage and private 1 bedroom suite. In the summer months, soak in the sunshine from your private dock with sunny exposure after a day on the water, while in the winter months, curl up in the cozy open plan living area and recount mountain adventures.

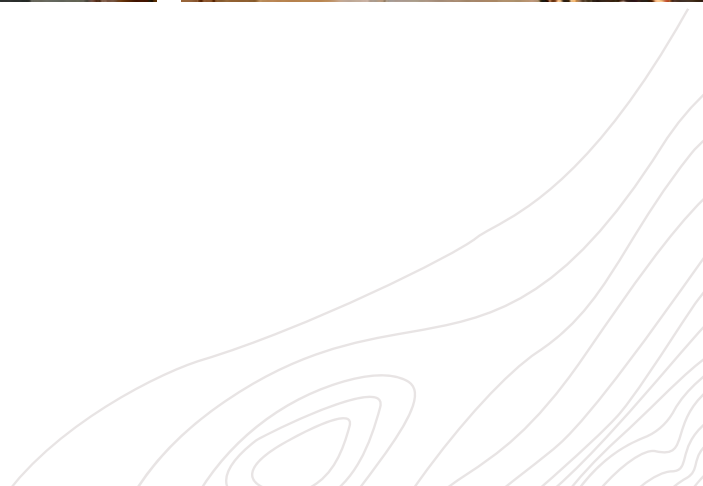
Enjoy privacy from a coveted position with access to the Valley Trail only moments away, meaning your next mountain adventure is closer than you've ever imagined.



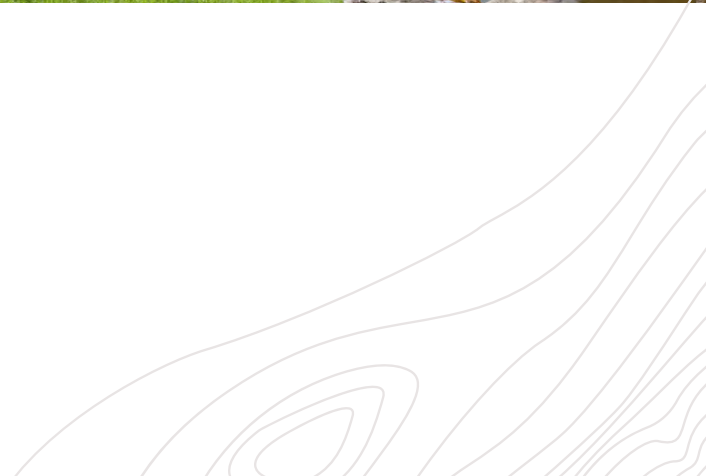












MAJOR UPGRADES

2018

- Geothermal - including mechanical (2 heat pumps & recirculation pumps), controls & new piping.
- New hot water tanks
- New dishwasher

2019

- Driveway - including excavation, removal of all original piping & insulation: new crush, insulation, piping, controls, recirculation pumps, and relaying pavers.

2020

- New beverage cooler
- New washer & dryer
- New Miele built-in coffee machine

2023

- Roofing - including removal of old shingles, skylights, re-sheathing of entire roof, new living room skylights, new metal roof including engineered snowstops.

ONGOING

Property repairs to stonework, lagoon, channel to River of Golden Dreams and bridge.





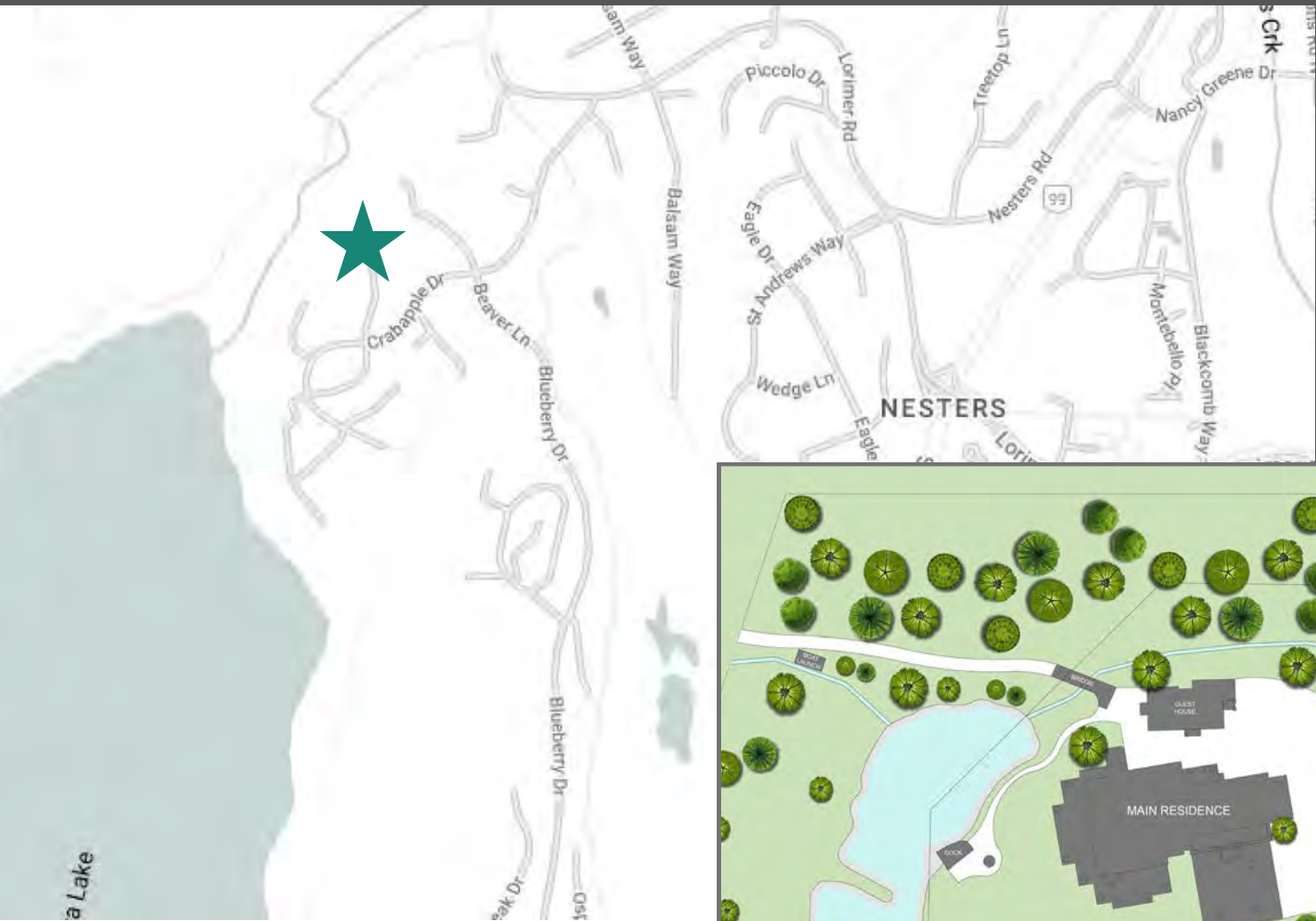
NANNY SUITE





GUEST COTTAGE

ACCESS TO ALL



FOR ILLUSTRATION PURPOSES ONLY. PLEASE REFER TO STRATA PLAN FOR ACTUALS



BOAT ACCESS

Direct boat & SUP access via your private lagoon to River of Golden Dreams and onto Alta Lake.



WALK TO VILLAGE

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



HIKING & BIKING TRAILS

Quick and convenient access to a multitude of Whistler's best biking and hiking trails.

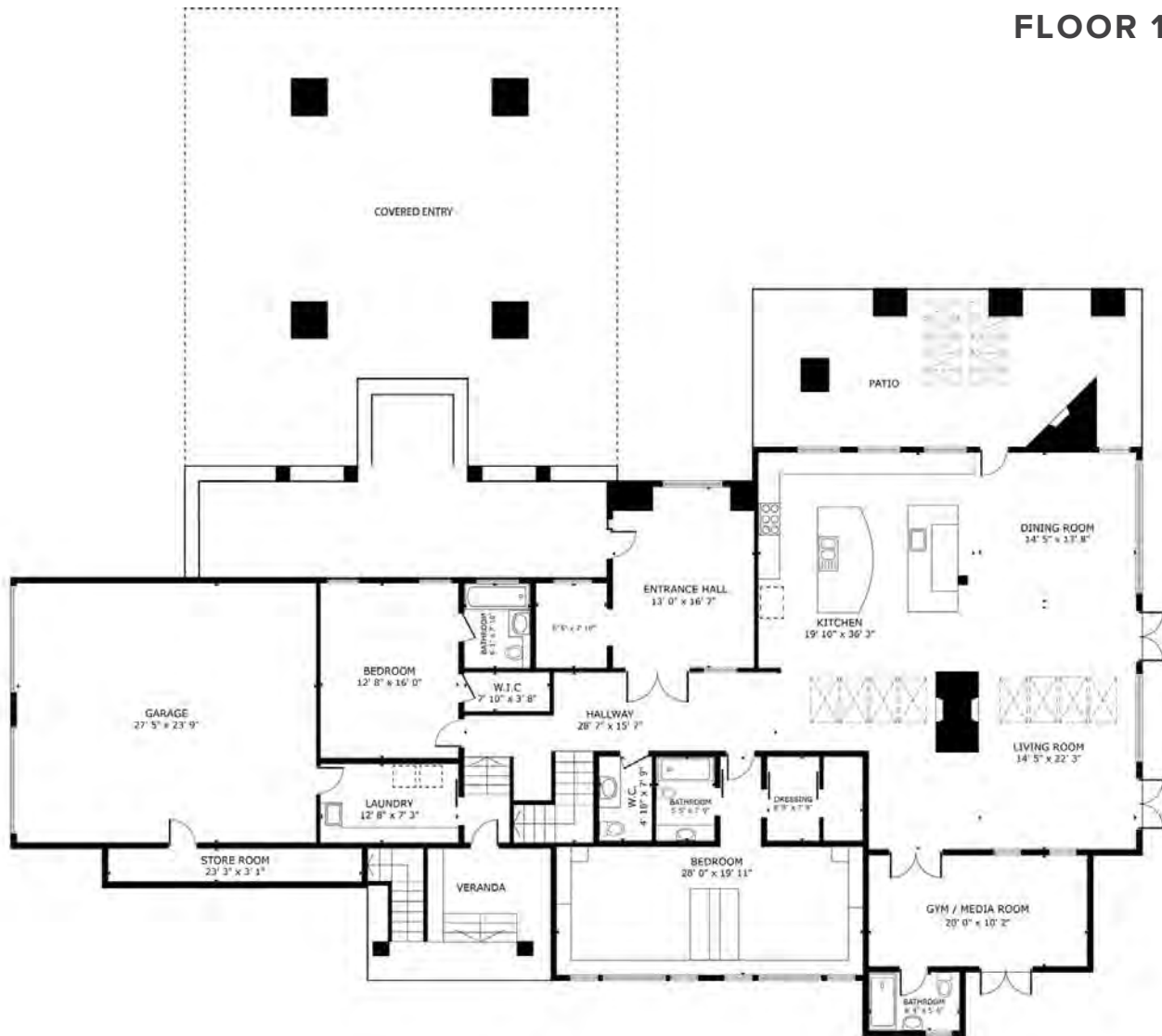


ULTIMATE PRIVACY

Positioned on over 1 acre with gated access via a private road.

MAIN BUILDING

FLOOR 1



FLOOR 2



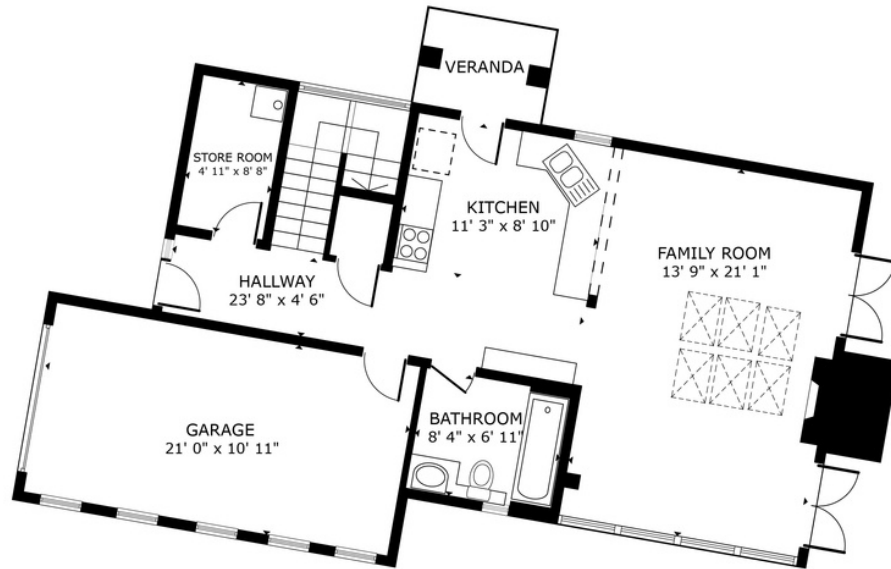
NANNY SUITE

FLOOR 3



GUEST COTTAGE

FLOOR 1



FLOOR 2



**BARE LAND STRATA PLAN OF LOT C AND
AN UNDIVIDED 179/1000 INTEREST IN LOT 6,
PLAN 14389, BLOCK G, D.L. 1755, PLAN LMP 30041
GROUP 1, N.W.D.**

First Sheet - Sheet 1 of 3 Sheets.

**STRATA PLAN
LMS 2536**

B.C.S.S. 92J.016.1

SCALE: 1 : 1000

ALL DISTANCES SHOWN ARE IN METRES



LEGEND.

Bearings are astronomic and are derived from Plan LMP 30041.

Found Placed

- Standard Iron Post [Type 6]

The Address for the Service of Documents on the 'Strata Corporation' is:-

'The Owners' Strata Plan No. LMS 2536
c/o 202 - 1080 Miller Creek Road,
Whistler, B.C.,
V0N 1B1

Civic Address is:-

Crabapple Drive,
Whistler, B.C.
V0N 1B0

Strata Plan LMS 2536 deposited and registered in the Land Title Office at New Westminster, B.C. this 12. day of SEPTEMBER 1996.

[Signature]
Deputy Registrar
Ref: 8K 296236



Approved as a 'Bare Land' Strata Plan under the 'Condominium Act' on the 15 day of SEPT 1996

[Signature]
Approving Officer for the Resort Municipality of Whistler.

ALLOCATION OF INTEREST OF EACH STRATA LOT IN LOT C, BLK. G, D.L. 1755, PLAN 14389.	
S.L. NO.	INTEREST.
1	90/1000
2	89/1000
TOTAL.	179/1000

Approved under Section 82 of the Land Title Act.

Dated this 13 day of Sept 1996

[Signature]
Minister of Environment, Lands and Parks or his duly authorized designate.

The registered owners designated hereon hereby declare that they have entered into a covenant in favour of Her Majesty the Queen in right of the Province of British Columbia, as represented by the Minister of Environment, Lands and Parks under Section 215 of the Land Title Act.

[Signature] S. J. BAWL7
[Signature] S. BAILEY
Covenantor S. BAILEY

[Signature] S. PRINE
Covenantor

dated at VANCOUVER, SEPT. 6, 1996.

I, S.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 30th Day of August, 1996.

[Signature] B.C.L.S.

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

HERMON, SUNBURY & OKE,
PROFESSIONAL BRITISH COLUMBIA LAND SURVEYORS
VANCOUVER AND WHISTLER, B.C.