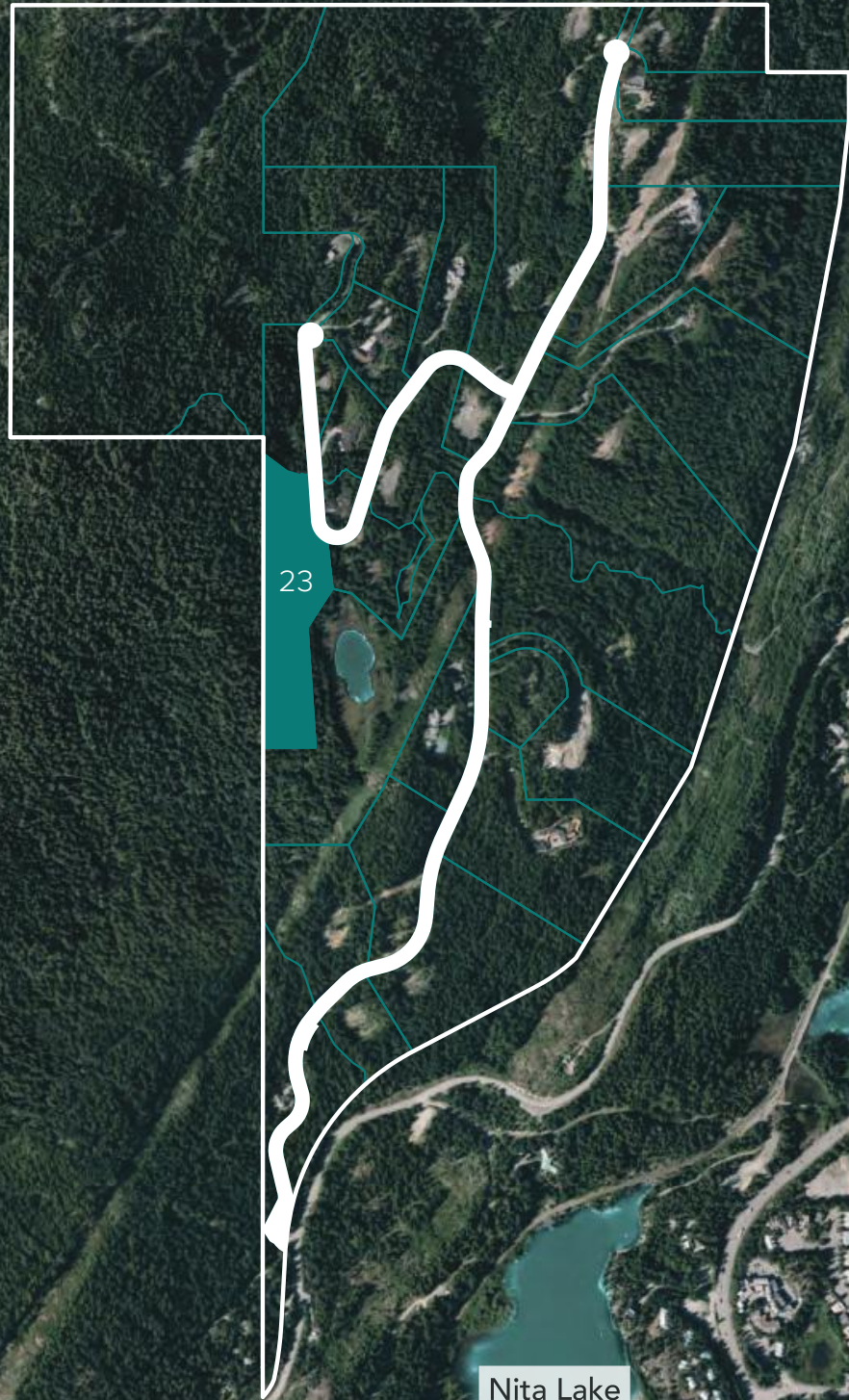


LOT 23

5459 STONEBRIDGE PLACE





Alta Lake

Whistler Village

Sea to Sky Highway

Nita Lake

Creekside



**LOT 23**

Address	5459 Stonebridge Drive
Lot Area	36,772m <sup>2</sup> / 9.09 Acres
Building Envelope	2,499m <sup>2</sup> / 26,899 sq.ft.
Elevation	815m above sea level



Scale 1:2000

### SITE PLAN KEY

- ←----- Key views
- Lot Boundary
- - - - Building Envelope
- ..... Landscape Envelope
- - - - Biking/Hiking Trails
-  Trees
- 

Address	5459 Stonebridge Drive
Lot Area	36,772m <sup>2</sup> / 9.09 Acres
Building Envelope	2,499m <sup>2</sup> / 26,899 sq-ft
Elevation	815m above sea level

Lot Boundary:  
463m long

Lot 23  
36,772m<sup>2</sup>

Beaver Lake

Stonebridge Place

View to Mount Currie

Beaver Pond Trail

View to Wedgemount

View to Blackcomb Mountain

Stonebridge Drive

Scotia Creek Access Road

Lower Sproatt Trail

View to Whistler Mountain

850m

840m

830m

820m

810m

790m

780m

750m

700m



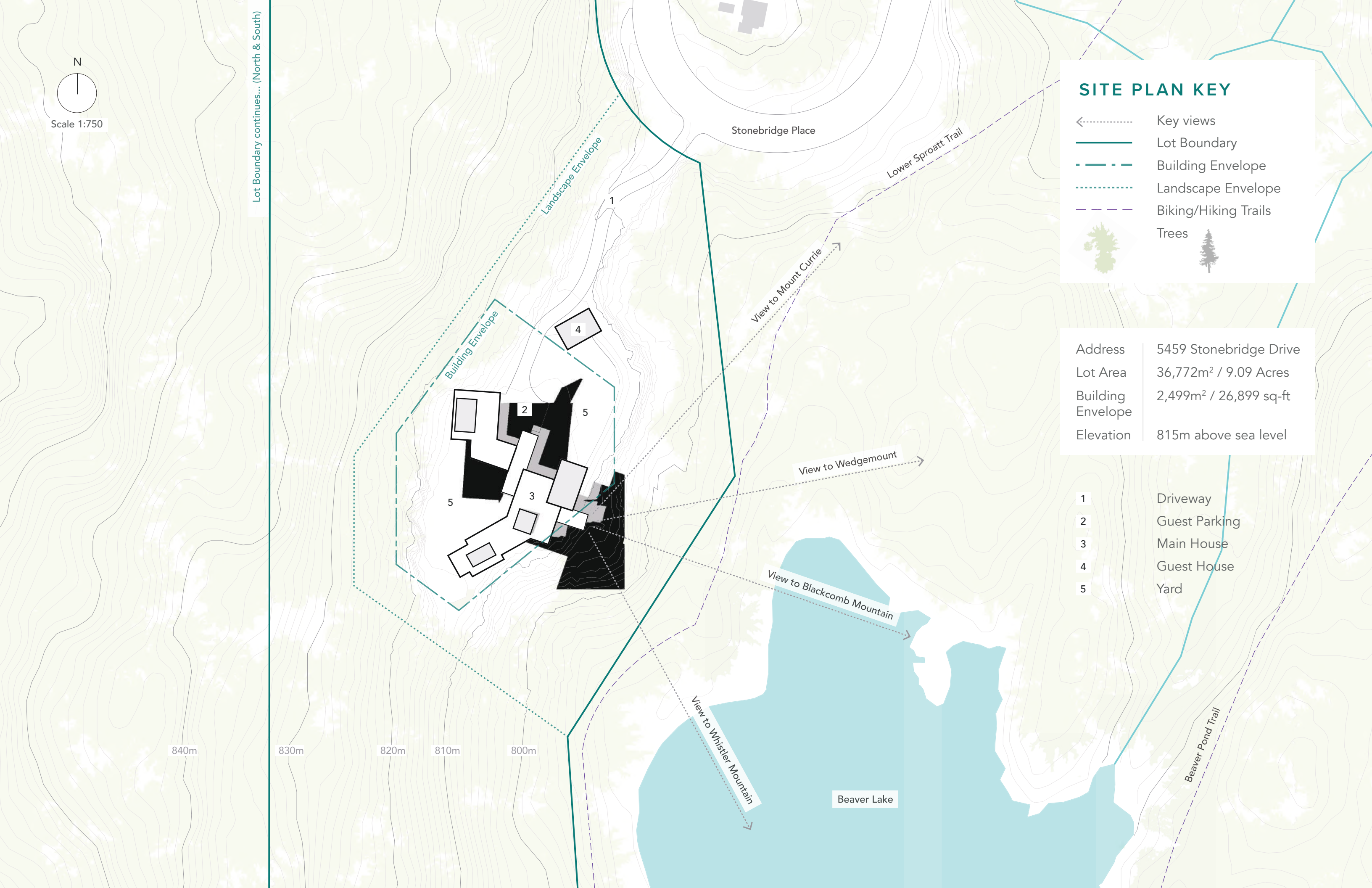
Lot Boundary continues... (North & South)

### SITE PLAN KEY

- ←..... Key views
- Lot Boundary
- - - - Building Envelope
- ..... Landscape Envelope
- - - - Biking/Hiking Trails
- Trees
- Trees

Address	5459 Stonebridge Drive
Lot Area	36,772m <sup>2</sup> / 9.09 Acres
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Elevation	815m above sea level

- 1 Driveway
- 2 Guest Parking
- 3 Main House
- 4 Guest House
- 5 Yard



840m 830m 820m 810m 800m

Stonebridge Place

Lower Sproatt Trail

View to Mount Currie

View to Wedgemount

View to Blackcomb Mountain

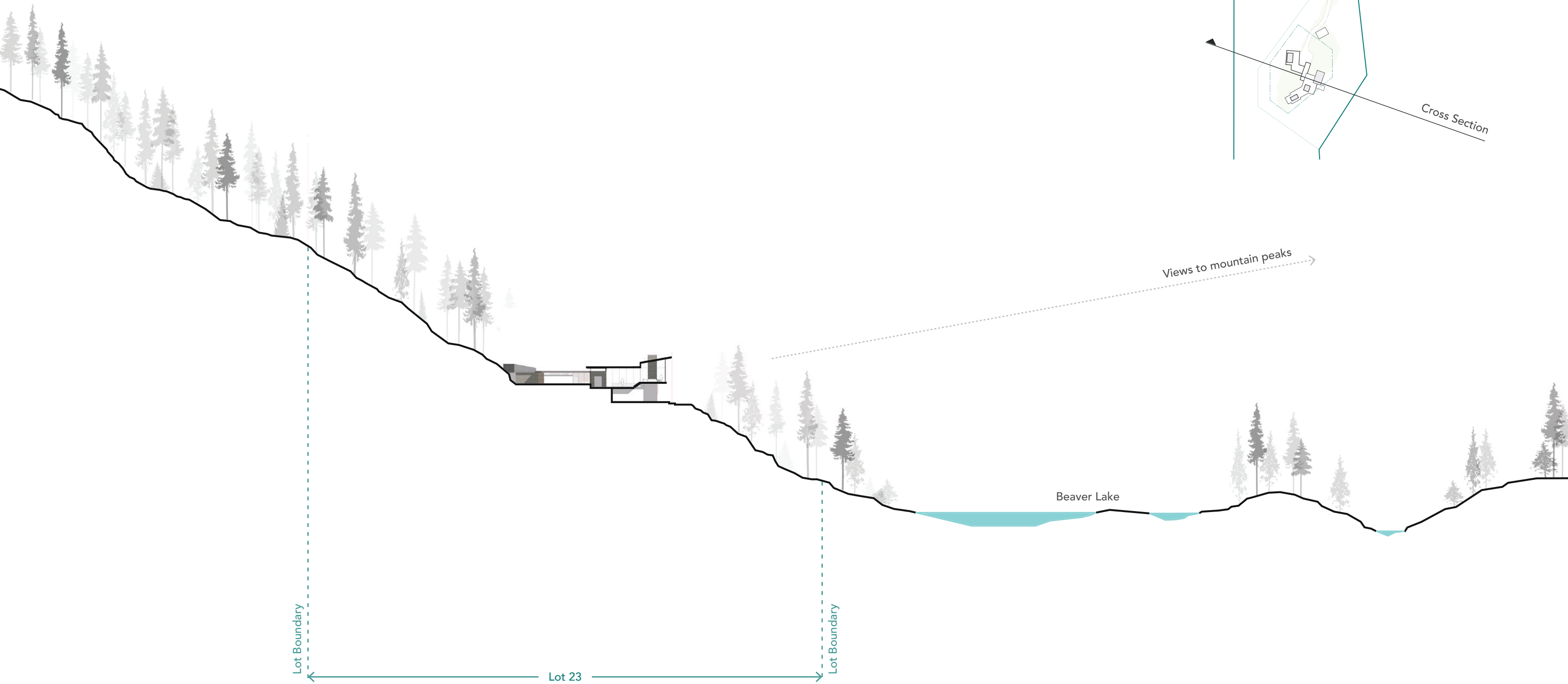
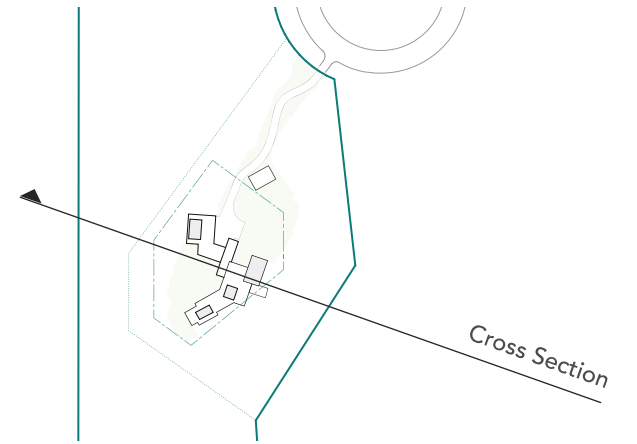
View to Whistler Mountain

Beaver Lake

Beaver Pond Trail

Scale 1:750

# SITE CROSS SECTION





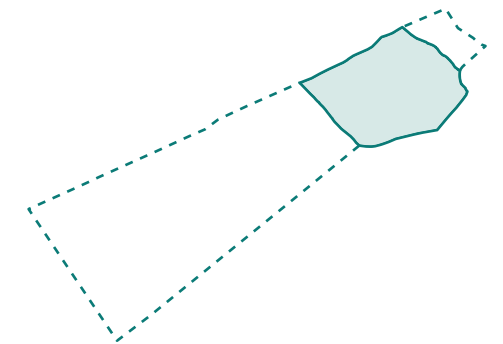
### Site Plan Key

- ←..... Key views
- Lot Boundary
- Trees



### TOTAL LOT BOUNDARY

Main focal point highlighted



Beaver Lake

Whistler Mountain

View to Beaver Lake

Mount Currie

Wedgemount

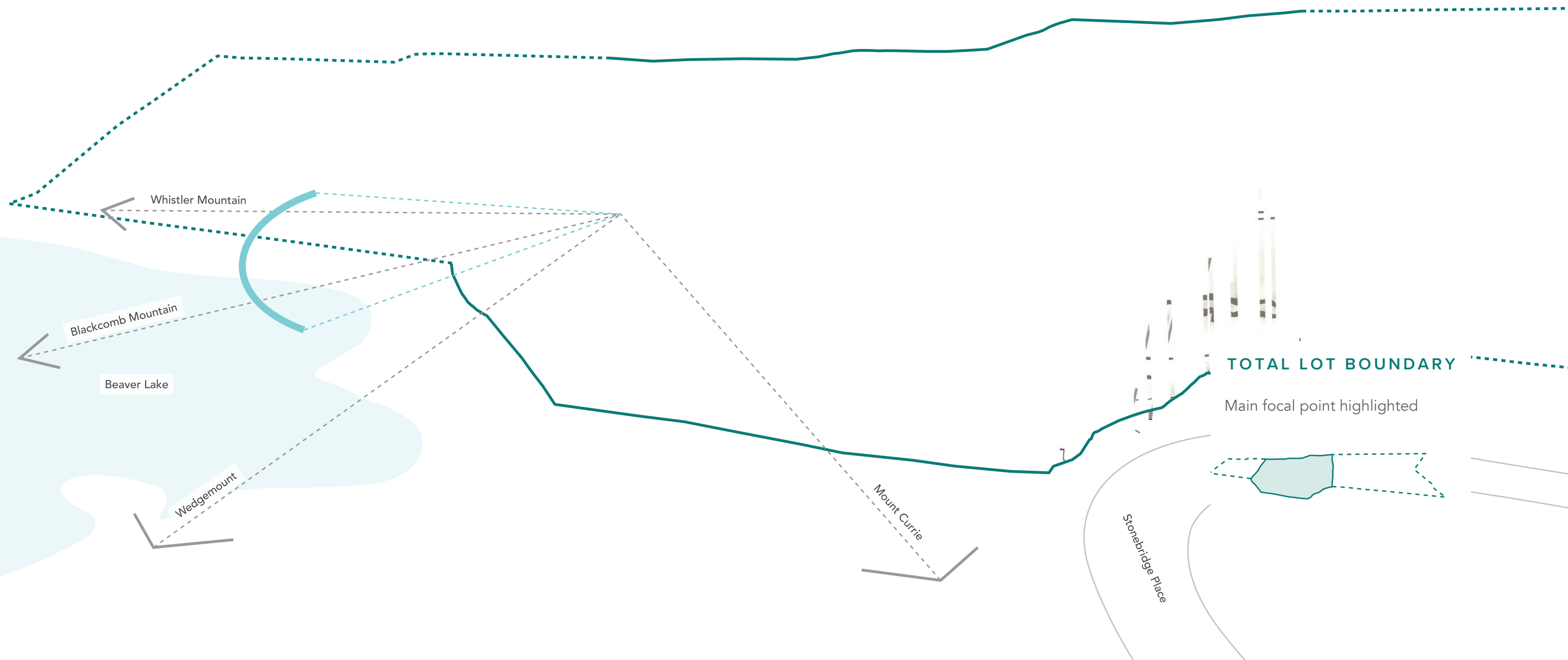
Blackcomb Mountain

Stonebridge Place



### Site Plan Key

- ←..... Key views
- Lot Boundary
- Trees



**TOTAL LOT BOUNDARY**

Main focal point highlighted

Whistler Mountain

Blackcomb Mountain

Beaver Lake

Wedgemount

Mount Currie

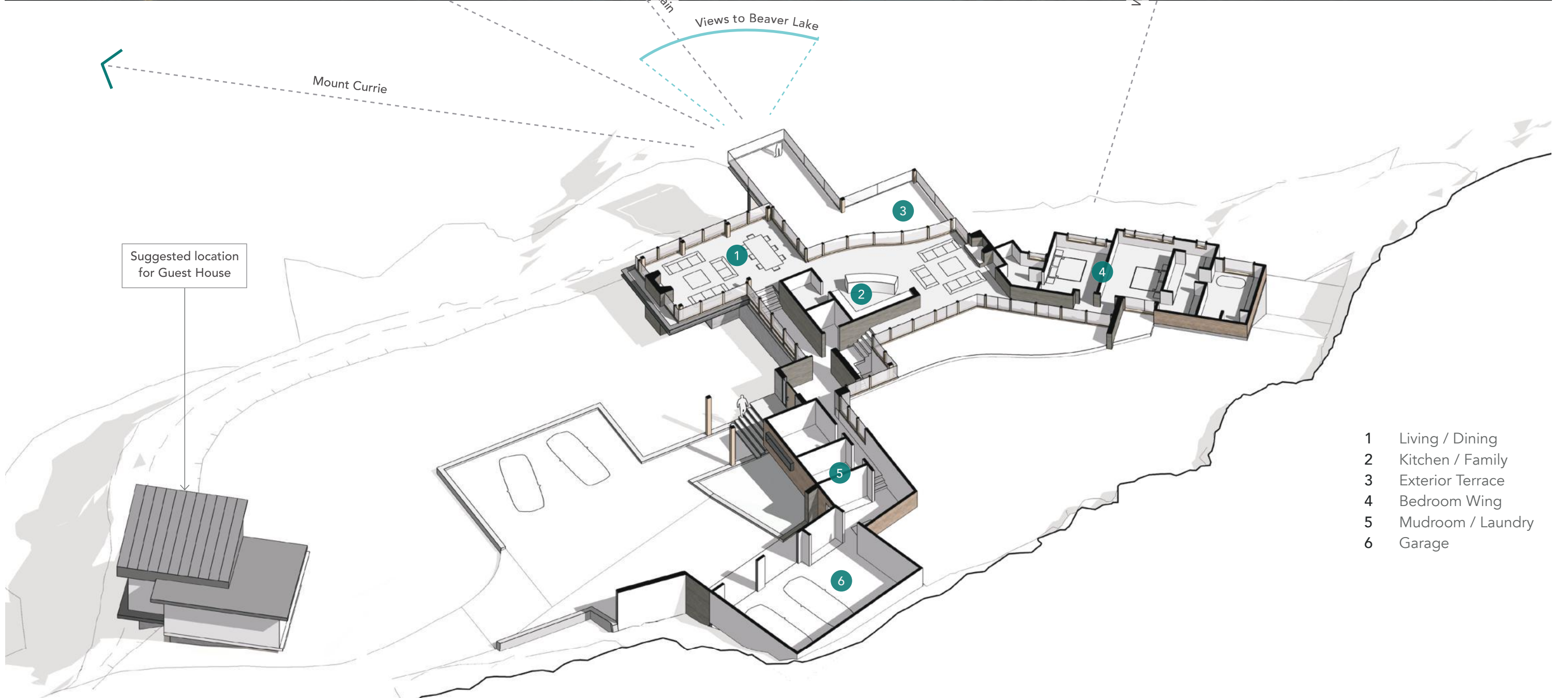
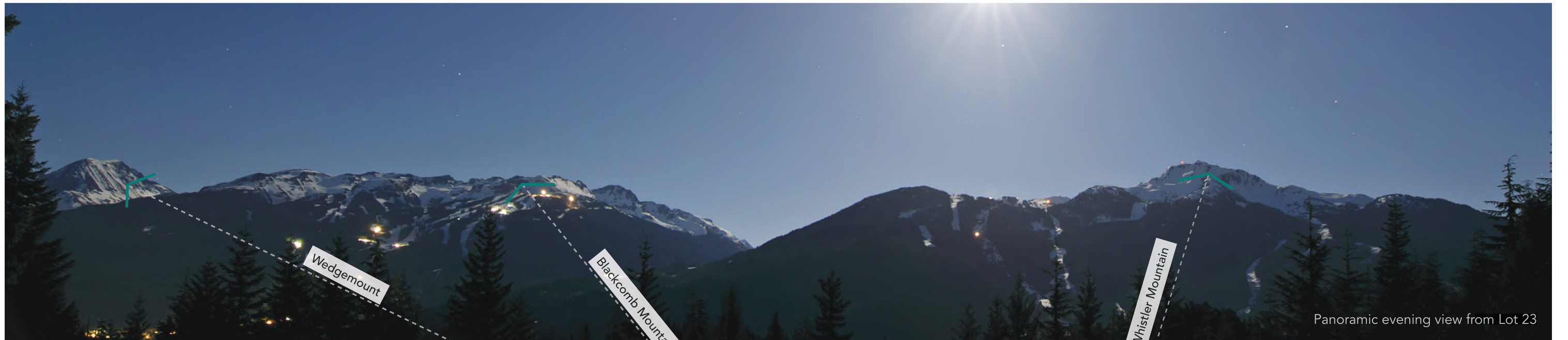
Stonebridge Place

## FRONT YARD

Artist's rendering of a potential home for this vacant land; not included in the purchase price.







## DRIVEWAY APPROACH

Artist's rendering of a potential home for this vacant land; not included in the purchase price.

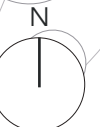


## FRONT YARD

Artist's rendering of a potential home for this vacant land; not included in the purchase price.



Scale 1/16" = 1' - 0"



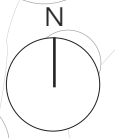
### FIRST FLOOR PLAN KEY

- 1 Entry / Gallery
- 2 Living Room
- 3 Dining Room
- 4 Kitchen
- 5 Family Room
- 6 Powder Room
- 7 Master Bedroom
- 8 Master Ensuite
- 9 Master Wardrobe
- 10 Guest Bedroom
- 11 Office
- 12 Laundry
- 13 Mud Room
- 14 Garage
- 15 Exterior Terrace
- 16 Rear Yard

820m

810m

800m

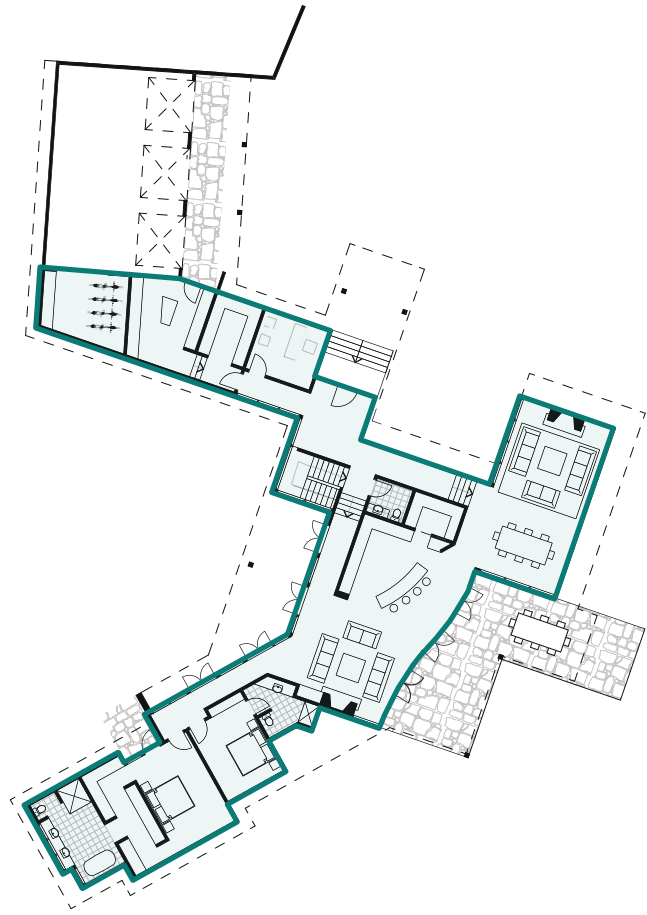


Scale 1/16" = 1' - 0"

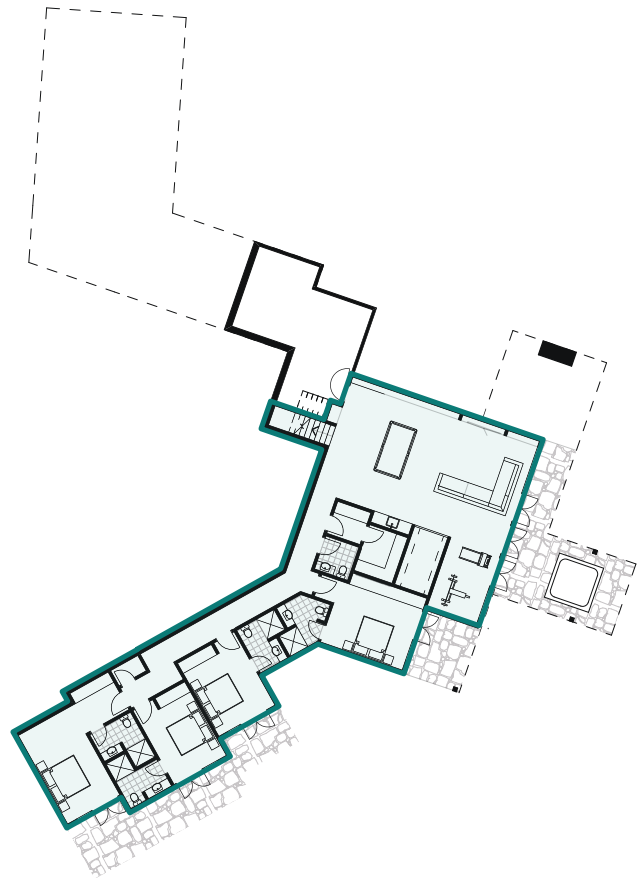


### BASEMENT FLOOR PLAN KEY

- 1 Media Room
- 2 Gym
- 3 Wine Cellar
- 4 Sauna
- 5 Powder Room
- 6 Bedroom
- 7 Hot Tub



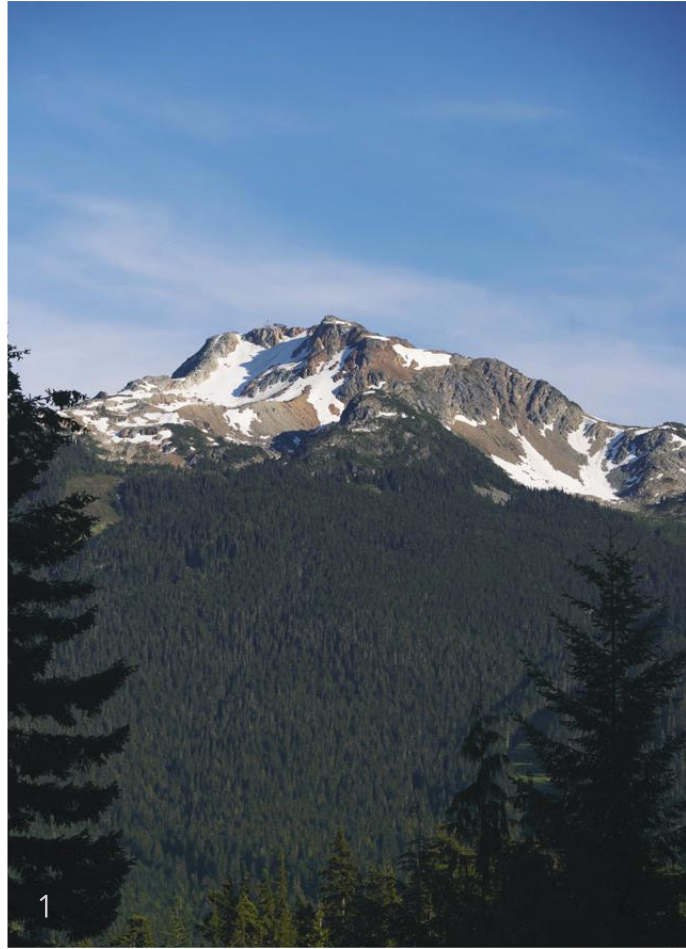
First Floor Level



Basement Level

## BUILDING AREA

<b>First Floor Level</b> (excl. garage)	3510 sqft
<b>Basement Level</b> (excl. mech/electrical room)	2580 sqft
<hr/>	
<b>House Total</b>	6090 sqft



## Site Photographs

- 1 View looking at Whistler Peak
- 2 View from drone looking down at site (part of)
- 3 View looking at Blackcomb and Black Tusk