



**DENISE BROWN**

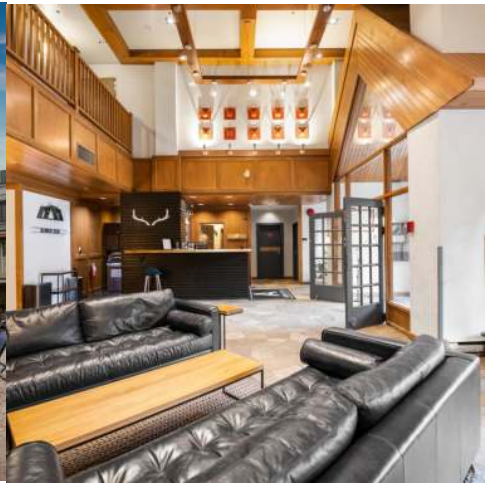
YOUR REAL ESTATE GOALS. MY EXPERTISE. SIMPLE.



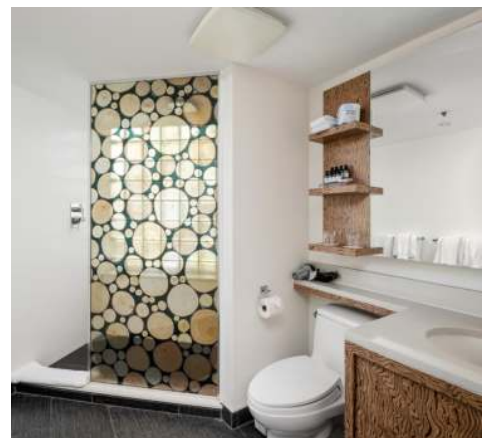
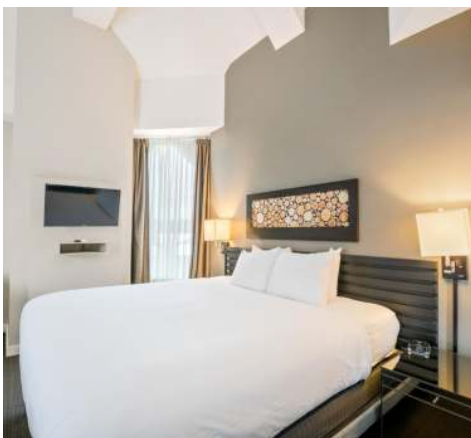
# #301 Adara Hotel 4122 Village Green, Whistler Village

1 bedroom & loft, 811 sf  
Offered at \$500,000

3D matterport tour: <https://rem.ax/301adara>







# 301 Adara, 4122 Village Green, Whistler



3D matterport tour: <https://rem.ax/301adara>

The only suite of its kind in the Adara Hotel right in the centre of Whistler Village.

• Suite 301 is a 1 bedroom and loft with vaulted ceilings, multiple windows to enjoy the Whistler Mountain views including from its own private balcony.

• A suite that comfortably sleeps 6 with a spacious sunny layout including very functional kitchen, dining and living areas, floating electric fireplace, 3 piece bathroom with rain head shower and alpine decor being updated spring 2023.

• Free Wi-Fi, Sony Playstation, movies & games, 32" flat screen TV, HD cable are also in the suite.

• The Adara is a pet friendly hotel that also boasts an outdoor hot tub, pool & fire-pit to enjoy the mountain views. Excellent revenue on the books for this coming year

• Call today for more information on this phase 2 zoned hotel suite.

## Property Overview

1 bedroom & loft, 1 bathroom, 811 sf

Vaulted ceilings

Private balcony with mountain views

Outdoor pool, hot tub and firepit

Sleeps 6

Pet friendly hotel

Steps from the Whistler village gondola

3D matterport tour

<https://rem.ax/301adara>

Phase 2 nightly rental zoning

Excellent bookings in place for

2022/2023 winter

301 being updated spring 2023

*List Price: \$500,000*



**4122 301 Village Green Way, Village, Adara Hotel**



Status:	<b>Active</b>	Type:	<b>Condominium</b>
List Date:	<b>11/24/2022</b>	List Price:	<b>\$500,000</b>
City:	<b>Whistler</b>	Org Price:	<b>\$500,000</b>
Area:	<b>Village</b>	Sold Price:	
Complex:	<b>Adara Hotel</b>	DOM:	<b>21</b>
Total Beds:	<b>1.5</b>	Size:	<b>811</b>
Main Beds:	<b>1.5</b>	Land Size:	
Bathrooms:	<b>1.00</b>	Stories:	<b>1</b>
Built:	<b>1987</b>	Park Spcs:	
Park Type:	<b>Underground</b>	Fireplaces:	<b>1</b>
FP Type:	<b>Electric</b>	Basement:	<b>None</b>
Suite:	<b>N</b>	Tax:	<b>\$3,060</b>
Suite Brm:		Tax Yr:	<b>2022</b>
Suite Rent:		IUD:	
TW Fee:	<b>\$1,427</b>	TW Freq:	<b>Annually</b>
GST Exmt:	<b>No</b>	List Co:	<b>RE/MAX</b>

The only suite of its kind in the Adara Hotel right in the centre of Whistler Village. Suite 301 is a 1 bedroom and loft with vaulted ceilings, multiple windows to enjoy the Whistler Mountain views including from its own private balcony. A suite that comfortably sleeps 6 with a spacious sunny layout including very functional kitchen, dining and living areas, floating electric fireplace, 3 piece bathroom with rain head shower and funky alpine decor. The Adara is a pet friendly hotel that also boasts an outdoor hot tub, pool & firepit to enjoy the mountain views. Free Wi-Fi, Sony Playstation, movies & games, 32" flat screen TV, HD cable are also in the suite. Call today for more information on this phase 2 zoned hotel suite.

**Additional Property Information**

List # :	<b>W052042</b>	Front:		Roofing:	<b>Metal</b>	Septic:	<b>N</b>
Rent Cov:	<b>Phase II</b>	Cnstrct:	<b>Frame</b>	Heating:	<b>Electric</b>	Water:	<b>Municipal</b>
R. Mgnt Co:		ExtFinish:	<b>Stucco</b>	Plumbing:	<b>Mixed</b>	Electricity:	<b>Y</b>
R. Mgnt Ph:		Flooring:	<b>Mixed</b>	Sewer:	<b>Y</b>	Ntr Gas:	<b>Y</b>
C. Feat:	<b>Concierge Service, Elevator, Front Desk, Hot ..</b>			Depth:			

**Condominium Features**

Microwave:	<b>Y</b>	Garburator:	<b>Y</b>	Stove:	<b>N</b>	Washer:	<b>N</b>	Wind Cov:	<b>Y</b>	Sauna:	<b>N</b>	Central Vac:	<b>N</b>
D. Washer:	<b>Y</b>	Compactor:	<b>N</b>	Fridge:	<b>Y</b>	Cable:	<b>Y</b>	Security:	<b>N</b>	Hot Tub:	<b>Y</b>	Furnishings:	<b>Y</b>
Dryer:	<b>N</b>	AC:	<b>Y</b>	Stm Rm:	<b>N</b>	Pool:	<b>Y</b>						

**Strata Information**

Strata Mgnt:	<b>Whistler Resort Mgmt.</b>	S Fees:	<b>\$944</b>
S. Mgnt Ph:	<b>604-932-2972</b>	Freq:	<b>Monthly</b>
SM Addrss:			

**Legal Information**

PID:	<b>006-932-525</b>	Plan:	<b>VAS1858</b>	Folio:	<b>501858035</b>	Lot:	<b>35</b>
Title:	<b>Freehold</b>	DisLot:	<b>1902</b>	Block:			
Zoning:	<b>CC2 - Core Two</b>						
Print Date:	<b>12/15/2022</b>						

### **About 301 Adara (from the hotel site)**

Our Premium Two Bedroom Mountain View Suite is truly one-of-a-kind. Consisting of a spacious and sunny living room, two bedrooms, high ceilings, unique alpine décor, full kitchen, and private balcony, this suite is best suited for larger groups or families.

This exclusive suite features a lofted bedroom with luxurious pillow top King Bed upstairs, a main floor bedroom with Queen Bed, a Queen Sofa Bed in the living room an electric floating fireplace, 32" flat screen TV, HD cable with 50+ channels, complimentary Wi-Fi, Sony Playstation 3 with movies and games available.

For your convenience, this suite contains a full kitchen, featuring a sink, fridge, two element cooktop, dining area, dishwasher, microwave, bodum coffee/tea press with complimentary local coffee, and kettle. It also has an iron & ironing board, in-room safe, large walk-in rain head showers, as well as plush bath robes and a hair dryer.

Occupancy: Maximum 6 people

Bed Type: One luxurious pillow top King Bed, one Queen and one Queen Sofa Bed

#### **In-Room Amenities**

- 32" flat screen TV
- HD cable with 50+ channels
- Complimentary Wi-Fi
- Sony PlayStation 3 with games available
- Microwave
- Bodum coffee/tea press with complimentary local coffee
- Kettle
- Iron & ironing board
- In-room safe
- Large walk-in rainfall shower
- Plush bathrobes and a hair dryer
- Contains a full kitchen featuring a sink, two element cooktop, dining area, dishwasher

View more information on this suite on the hotel's website

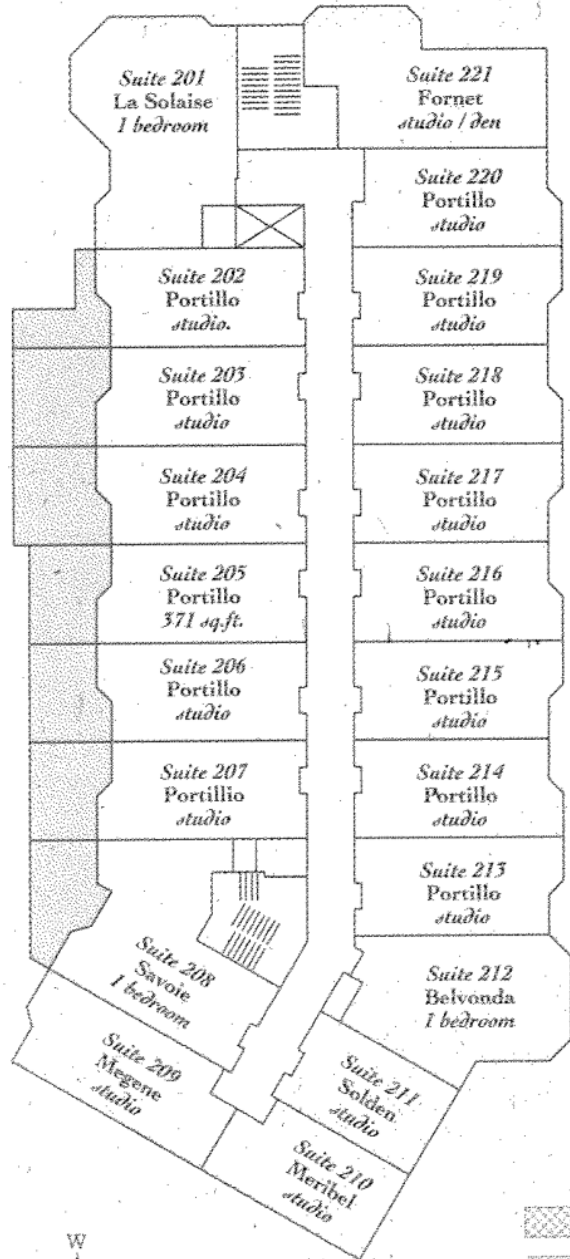
<https://www.adarahotel.com/rooms/executive-two-bedroom-mountain-view-loft-with-balcony>



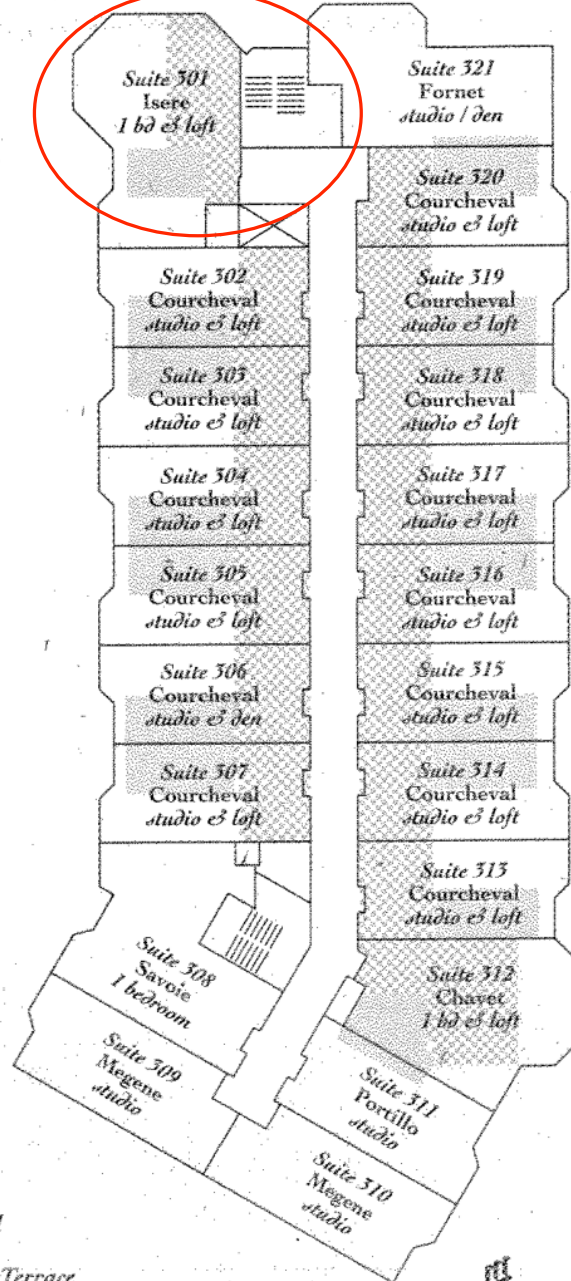
The New **TIMBERLINE**  
LODGE

# FLOOR PLAN

## Second Floor



## Third Floor & Lofts



Loft level  
 Private Terrace

In the interest of continuing product improvement, the developer reserves the right to change features and specifications without notice. Actual dimensions and floor plans may vary slightly.

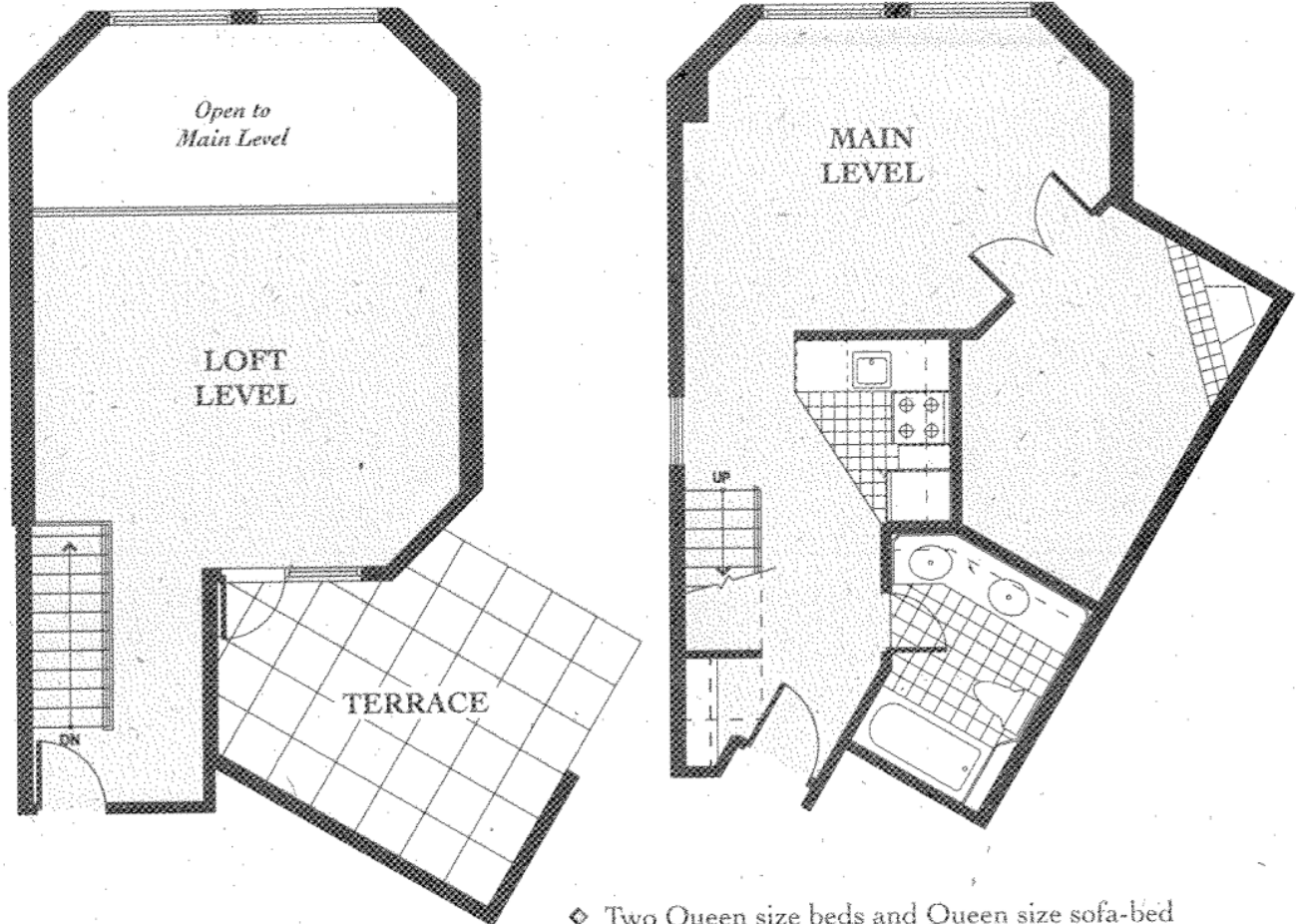
**TRILOGY**  
The Trilogy Group of Companies

The

# CHAVET

855 sq.ft.

The ultimate resort home, this one bedroom & loft sleeps six in comfort and privacy.



◆ A choice of two complete designer furnishing packages (including linens and kitchenware)

◆ Fully equipped kitchen (including microwave & dishwasher)

◆ Handmade, custom designed, log furniture

◆ Two Queen size beds and Queen size sofa-bed

◆ Ceramic tile kitchen and bathroom floors

◆ Oversize jetted soaker tub

◆ Natural gas fireplace with slate hearth and surround

◆ Ceiling fan

◆ Oversized terrace

◆ Patio furniture

◆ Lockable owner's storage



TRILOGY

The Trilogy Group of Companies

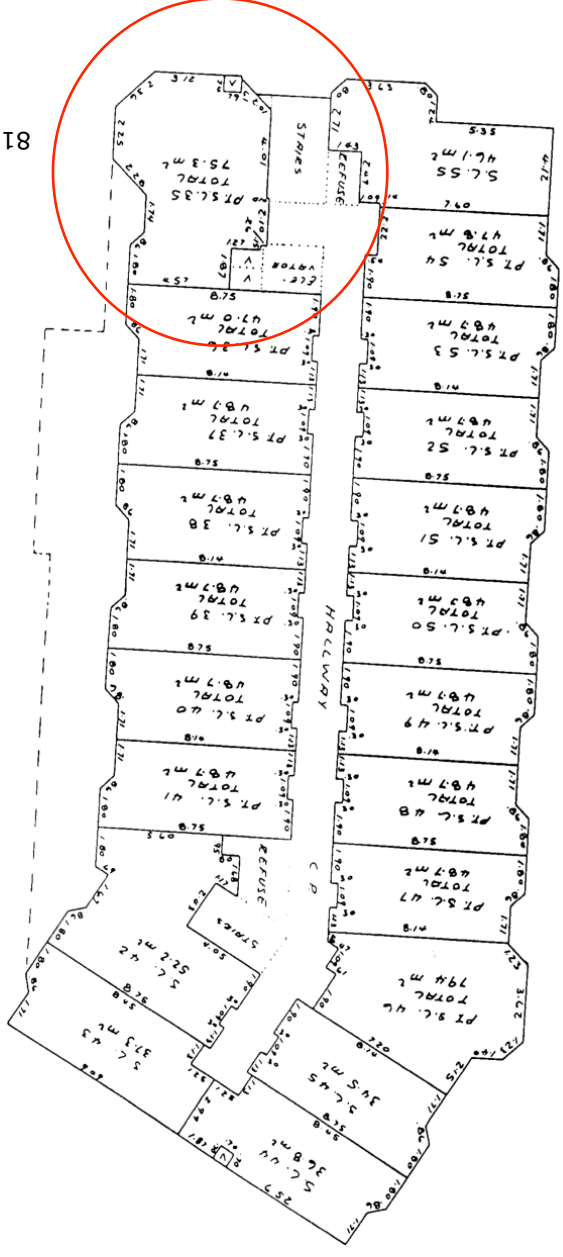
In the interest of continuing product improvement, the developer reserves the right to change features and specifications without notice. Actual dimensions and floor plans may vary slightly.



The New **TIMBERLINE**  
LODGE

STRATA PLAN VR 18

THIRD FLOOR  
SCALE 1:200



811 SF

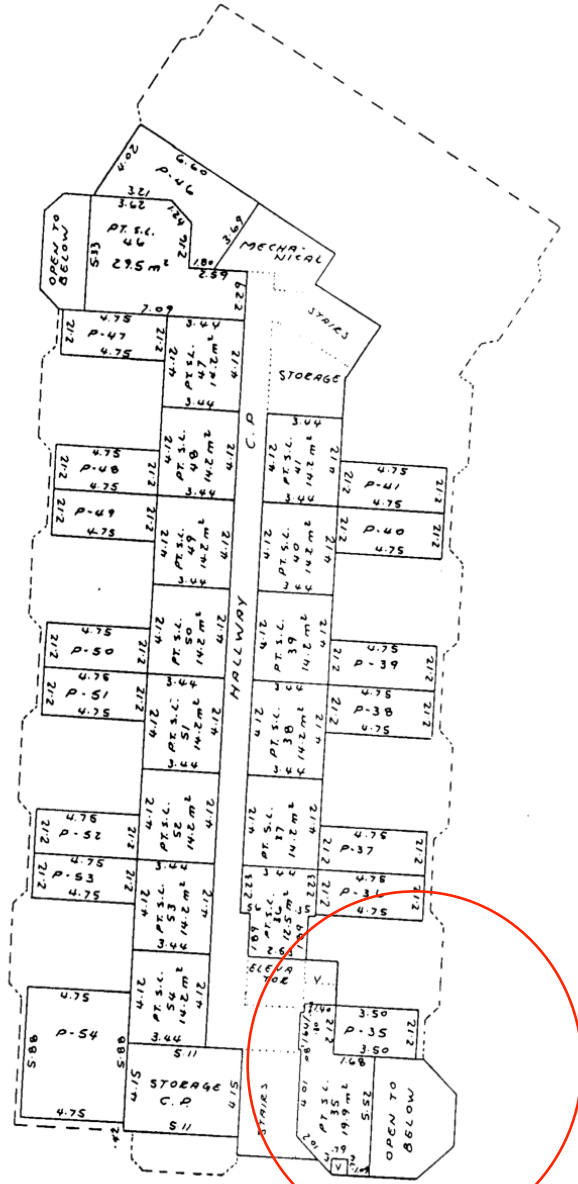
Date JAN. 30/87 J.C. B.C.S.

File No W-144  
Coffo D. Associates  
B.C. Land Surveyors  
Vancouver, B.C. 325-2696



# STRATA PLAN VR 185

LOFT FLOOR  
SCALE 1:200



B

B

P

P

Caffo D y Associates  
B.C. Land Surveyors  
Vancouver, B.C. 325-2696

File N° W-144

Date JAN. 30/87 *N.C.* B.C.L.S.



Adara Hotel  
4122 Village Green  
Whistler, BC V0N 1B4

301

December 31, 2018

Owner's share of Revenue and Expenses	This Month	Year to Date
Owner's allocation of hotel revenues	\$ 8,602.65	\$ 85,139.17
Less: Owner's allocation of hotel operating expenses	-\$ 4,494.98	-\$ 53,141.63
<b>Net income or loss from hotel operations</b>	<b>\$ 4,107.66</b>	<b>\$ 31,997.54</b>
<hr/>		
Direct and Indirect Payments to Owner	This Month	Year to Date
<b>Indirect Payments (Paid from Owner's Equity Account on owner's behalf)</b>		
Strata fees	\$ 602.88	\$ 6,744.48
Other strata adjustment or charge (Note 1)	\$ -	\$ 11,677.76
FF&E contribution	\$ 344.11	\$ 3,405.57
<b>Direct Payments</b>		
Cash distributions	\$ -	\$ 20,881.17
<b>Total Direct &amp; Indirect Payments to Owner</b>	<b>\$ 946.98</b>	<b>\$ 42,708.98</b>
<hr/>		
Summary of Owner's Operating Equity	Year to Date	
Owner's opening balance at the beginning of the year	\$ 1,794.83	
Owner's net income from hotel operations this year	\$ 31,997.54	
Less Total Direct and Indirect Payments to Owner	\$ (42,708.98)	
<b>Owner's Equity Balance (available for future distribution if balance is positive)</b>	<b>-\$ 8,916.60</b>	
<hr/>		
Unit's Balances in Rental Pool Reserves		
Share of Operating Cash Reserve	\$	3,365.85
Share of FF&E Reserve	\$	7,596.67
Share of GST input tax credits on FF&E purchases year to date	\$	163.28
<i>Owner's shares in and contributions to the Operating Reserve and FF&amp;E Reserve funds are pooled for the benefit of all owners and are <u>not available for distribution</u>.</i>		
<hr/>		
	This Month	Year to Date
<b>Nights occupied by Owner or Owner's Guest</b>	<b>0</b>	<b>5</b>

**Note 1:**

Adjustment to strata fees in accordance with review by Tompkins Wozny  
Special levy - your portion of the pool, hot tub, and pool deck project

\$	916.00
\$	10,761.77
\$	11,677.76

Note: Property Taxes & TW fees still to be paid from cash distributions by owners



	This Month	Year to Date
<b>Owner's share of Revenue and Expenses</b>		
Owner's allocation of hotel revenues	\$ 10,299.40	\$ 85,156.18
Less: Owner's allocation of hotel operating expenses	\$( 4,465.70 )	\$( 61,881.47 )
<b>Net income or loss from hotel operations</b>	<b>\$ 5,833.70</b>	<b>\$ 23,274.71</b>
<b>Direct and Indirect Payments to Owner</b>		
	This Month	Year to Date
<b>Indirect Payments (Paid from Owner's Equity Account on owner's behalf)</b>		
Strata fees	\$ 576.51	\$ 6,645.44
Other strata adjustment or charge (Note 1)	\$ -	\$ -
FF&E contribution	\$ 411.98	\$ 3,406.25
<b>Direct Payments</b>		
Cash distributions	\$ -	\$ 4,951.15
<b>Total Direct &amp; Indirect Payments to Owner</b>	<b>\$ 988.49</b>	<b>\$ 15,002.84</b>
<b>Summary of Owner's Operating Equity</b>		
		Year to Date
Owner's opening balance at the beginning of the year		\$( 8,916.76 )
Owner's net income from hotel operations this year		\$ 23,274.71
Less Total Direct and Indirect Payments to Owner		\$( 15,002.84 )
<b>Owner's Equity Balance (available for future distribution if balance is positive)</b>		<b>\$( 644.89 )</b>
<b>Unit's Balances in Rental Pool Reserves</b>		
Share of Operating Cash Reserve	\$	3,177.36
Share of FF&E Reserve	\$	3,729.78
Share of GST input tax credits on FF&E purchases year to date	\$	345.40
<i>Owner's shares in and contributions to the Operating Reserve and FF&amp;E Reserve funds are pooled for the benefit of all owners and are <u>not available for distribution</u>.</i>		
	This Month	Year to Date
<b>Nights occupied by Owner or Owner's Guest</b>	<b>0</b>	<b>0</b>

Note: Property Taxes & TW fees still to be paid from cash distributions by owners





Adara Hotel  
4122 Village Green  
Whistler, BC V0N 1B4

301

December 31, 2020

	<u>This Month</u>	<u>Year to Date</u>
<b>Owner's share of Revenue and Expenses</b>		
Owner's allocation of hotel revenues	\$ 5,703.93	\$ 54,217.56
Less: Owner's allocation of hotel operating expenses	\$( 3,541.76 )	\$( 38,963.81 )
<b>Net income or loss from hotel operations</b>	<b>\$ 2,162.17</b>	<b>\$ 15,253.74</b>
<b>Direct and Indirect Payments to Owner</b>		
	<u>This Month</u>	<u>Year to Date</u>
<b>Indirect Payments</b> (Paid from Owner's Equity Account on owner's behalf)		
Strata fees	\$ 874.72	\$ 10,526.98
Other strata adjustment or charge	\$ -	\$ -
FF&E contribution	\$ 228.16	\$ 2,168.70
<b>Direct Payments</b>		
Cash distributions	\$ -	\$ 4,307.07
<b>Total Direct &amp; Indirect Payments to Owner</b>	<b>\$ 1,102.88</b>	<b>\$ 17,002.76</b>
<b>Summary of Owner's Operating Equity</b>		
		<u>Year to Date</u>
Owner's opening balance at the beginning of the year		\$( 644.89 )
Owner's net income from hotel operations this year		\$ 15,253.74
Less Total Direct and Indirect Payments to Owner		\$( 17,002.76 )
<b>Owner's Equity Balance</b> (available for future distribution if balance is positive)		<b>\$( 2,393.90 )</b>
<b>Unit's Balances in Rental Pool Reserves</b>		
Share of Operating Cash Reserve		\$ 3,177.36
Share of FF&E Reserve		-\$ 754.05
Share of GST input tax credits on FF&E purchases year to date		\$ 329.01
<i>Owner's shares in and contributions to the Operating Reserve and FF&amp;E Reserve funds are pooled for the benefit of all owners and are <u>not available for distribution</u>.</i>		
	<u>This Month</u>	<u>Year to Date</u>
<b>Nights occupied by Owner or Owner's Guest</b>	0	0

Note: Property Taxes & TW fees still to be paid from cash distributions by owners



December 31st 2021

301

**Unit Statement of Operating Equity**

	<u>This Month</u>	<u>Year to Date</u>
<b>Owner's share of Revenue and Expenses</b>		
Owner's allocation of hotel revenues	\$ 9,232.73	\$ 50,512.58
Less: Owner's allocation of hotel operating expenses	-\$ 3,661.38	-\$ 35,777.85
<b>Net income or loss from hotel operations</b>	<u>\$ 5,571.35</u>	<u>\$ 14,734.74</u>
<b>Direct and Indirect Payments to Owner</b>		
<b>Indirect Payments</b> (Paid from Owner's Equity Account on owner's behalf)		
Strata fees	\$ 715.96	\$ 8,574.85
Other strata adjustment or charge	\$ -	\$ -
FF&E contribution	\$ 369.31	\$ 2,020.50
<b>Direct Payments</b>		
Cash Distributions	\$ -	\$ 2,216.77
<b>Total Direct &amp; Indirect Payments to Owner</b>	<u>\$ 1,085.27</u>	<u>\$ 12,812.12</u>
<b>Summary of Owner's Operating Equity</b>		
Owner's opening balance at the beginning of the year		-\$ 1,546.60
Owner's net income from hotel operations this year		\$ 14,734.74
<b>Less</b> Total Direct and Indirect Payments to Owner		-\$ 12,812.12
<b>Owner's Equity Balance</b> (available for future distribution if balance is positive)		<u>\$ 376.02</u>
<b>Unit's Balances in Rental Pool Reserves</b>		
Share of Operating Cash Reserve		\$ 3,177.36
Share of FF&E Reserve		-\$ 1,529.79
Share of GST input tax credits on FF&E purchases year to date		\$ 129.12
<i>Owner's shares in and contributions to the Operating Reserve and FF&amp;E Reserve funds are pooled for the benefit of all owners and are <u>not available for distribution</u> .</i>		
<b>Nights occupied by Owner or Owner's Guest</b>		
	<u>This Month</u>	<u>Year to Date</u>
	0	0



Adara Hotel  
4122 Village Green  
Whistler, BC V0N 1B4

December 31st 2022

301

	<u>Dec Qtr</u>	<u>Year to Date</u>
<b>Owner's share of Revenue and Expenses</b>		
Owner's allocation of hotel revenues	\$ 21,591.48	\$ 98,247.10
Less: Owner's allocation of hotel operating expenses	-\$ 14,813.02	-\$ 67,339.26
<b>Net income or loss from hotel operations</b>	<u>\$ 6,778.46</u>	<u>\$ 30,907.83</u>
<b>Direct and Indirect Payments to Owner</b>		
<b>Indirect Payments</b> (Paid from Owner's Equity Account on owner's behalf)		
Strata fees	\$ 2,695.35	\$ 10,810.75
Other strata adjustment or charge	-	-
FF&E contribution	\$ 1,295.49	\$ 5,278.76
<b>Direct Payments</b>		
Cash Distributions	\$ 856.53	\$ 11,020.25
<b>Total Direct &amp; Indirect Payments to Owner</b>	<u>\$ 4,847.37</u>	<u>\$ 27,109.75</u>
<b>Summary of Owner's Operating Equity</b>		
Owner's opening balance at the beginning of the year	\$ 856.53	-\$ 1,010.46
Owner's net income from hotel operations this year	\$ 6,778.46	\$ 30,907.83
<b>Less</b> Total Direct and Indirect Payments to Owner	-\$ 4,847.37	-\$ 27,109.75
<b>Owner's Equity Balance</b> (available for future distribution if balance is positive)	<u>\$ 2,787.63</u>	<u>\$ 2,787.63</u>
<b>Unit's Balances in Rental Pool Reserves</b>		
Share of Operating Cash Reserve		\$ 3,177.36
Share of FF&E Reserve		-\$ 3,165.95
Share of GST input tax credits on FF&E purchases year to date		\$ 58.59
<i>Owner's shares in and contributions to the Operating Reserve and FF&amp;E Reserve funds are pooled for the benefit of all owners and are <u>not available for distribution</u>.</i>		
		<u>Year to Date</u>
<b>Nights occupied by Owner or Owner's Guest</b>		0