

WedgeWoods Whistler FAQ

Why WedgeWoods?

WedgeWoods is a private development situated on 600 beautiful acres with only 108 legacy homes to be built. Just 12 minutes from the Whistler lifts and golf courses, this community offers a unique opportunity to enjoy Whistler by embracing nature.

What are legacy properties?

The land component of WedgeWoods Phases Four and Five offers each home a private acreage of 0.54 – 2.47 acres.

What size of home can I build?

The CD CRE zoning allows for homes up to 4,629 sq. ft. on lots less than one acre and homes up to 5920 sq ft on lots more than one acre, plus an auxiliary building. There is the possibility of starting with a smaller home depending on your initial budget and adding a guest house or suite at a later date. Each property has a generous building envelope to maintain privacy and enhance the view corridors.

What is an auxiliary building?

Additional space of 2,150 sq. ft., is allowable for things like guest suite, workshops, recreational vehicle storage, detached garage, fitness centre, office space, art studio etc. The 'living space' in the auxiliary building can be no more than 968 square feet.

What services are available?

All estate properties are fully serviced for sewer, water and electricity with minimal impact on the surrounding nature. Roads, bridges and trails are visible when touring the property.

What are the building guidelines?

To ensure that all residences complement the community of WedgeWoods, there are building guidelines to assist in the design and construction process.

Will there be any community amenities at WedgeWoods?

The developer has designed and will complete a Centre for Community Use. Features will include a fitness centre; play area, barbecue with patio area, and recreational room. As well as tennis courts and on-site garbage.

Is there a monthly expense?

There is a monthly strata fee of \$107.23 to cover garbage removal, snow clearing, common area landscaping and common area insurance. The Ministry of Transport takes care of major snow clearing on the main road. Water is currently \$83.23/month and sewer is currently \$85/month. The water and sewer will be transferred to the strata at a later date.

Security Deposit

The purchaser shall pay a security deposit of \$10,000 to the Approving officer on the closing date or prior to the Purchaser making application to the SLRD for a building permit, whichever occurs first. The security deposit will be held by the Approving officer to be applied to the costs incurred to repair any damage to the common property, and to carry out any clean-up of the common property required because of the construction on the Strata Lot. The Security Deposit shall be returned to the Purchaser once construction has been completed and any repairs made if necessary.

Where are the recreational trails?

WedgeWoods is connected to the Sea to Sky Trail and the property has a 4-kilometre internal trail system with access to well-known biking and hiking trails. There is great snowshoeing and cross-country skiing in the winter.