Whistler MLS Fields additions FAQ

What fields have we added and where?

Quarter Share – Title to Land

A form of **fractional ownership** where you own **25% of a specific unit**.

- You typically get **one week of use every four weeks** on a rotating schedule.
- Most Whistler quarter shares are in **hotel-managed buildings** (e.g., Legends, Evolution, Horstman House).
- Owners share operating costs and receive revenue when their week is rented out.
- Financing is limited; these are lifestyle purchases, not investment properties.

Bare Land Strata – Title to Land

A strata where **the land itself is the common property**, and owners are responsible for building and maintaining their own structures.

- Common in neighbourhoods like **Kadenwood, Cypress Place, and some Alpine lots**.
- Strata fees cover shared infrastructure (roads, snow removal, utilities).
- You own the building you construct, but the land is part of the strata plan.

Top Floor Unit – Style of Home

A unit located on the **highest floor** of the building.

- Often quieter with **better views** and **vaulted ceilings**.
- In Whistler, top-floor units can command a premium due to mountain vistas and reduced foot traffic.

Chalet – Style of Home

Whistler's term for a **detached single-family home**, often with alpine architecture.

- May include suites, garages, hot tubs, and ski storage.
- Found in neighbourhoods like **Whistler Cay, Alpine Meadows, Emerald, and Kadenwood**.

Phase 1 Zoning (Nightly Rental Allowed) – BA-Bylaw Restrictions

The **most flexible** zoning in Whistler.

- Allows **full-time living**, **long-term rentals**, **nightly rentals**, or **owner-only use**.
- Common in the Village, Upper Village, and Creekside.
- Highly desirable for investment properties.

Phase 2 Zoning (Hotel Covenant) – BA-Bylaw Reastrictions

A **restricted-use** covenant typically found in hotel-managed buildings.

- Owners can use the unit **28 days in winter + 28 days in summer**.
- The rest of the time, the unit must be in the **hotel rental pool**.
- Revenue is shared with the hotel operator.
- Examples: Westin, Four Seasons, Pan Pacific, Hilton.

Employee Restricted (Employee Housing / WHA Covenant) – BA-Bylaw Restictions

Properties restricted to **Whistler employees** or people who work in the Whistler community.

- Managed by the **Whistler Housing Authority (WHA)**.
- Typically **below-market** pricing.
- Resale rules, occupancy requirements, and appreciation caps apply.

Ski-In / Ski-Out - Amenities

A property with **direct access to ski runs** without needing to walk or drive.

- True ski-in/ski-out is rare and commands a premium.
- Found in areas like **Blackcomb Benchlands, Snowridge, Taluswood, and Kadenwood**.

Pickleball Court - Amenities

A recreational amenity increasingly offered in Whistler strata complexes.

- Could be **outdoor** or **indoor**.
- Often shared with tennis courts or multi-use sport courts.
- Adds lifestyle value but may increase strata fees.

Distance to Ski Hill / Lift – Property Details

Refers to how far the property is from the nearest **gondola, chairlift, or ski run**.

- Often expressed as **walk time** (e.g., “5-minute walk to Creekside Gondola”).

- Impacts rental desirability and pricing.
- In Whistler, “walkable to lifts” is a major value driver.

Is This a Pre-Sale? – Strata Properties

A **pre-sale** is a property sold **before construction is complete**.

- Buyers purchase based on **floor plans, renderings, and developer disclosures**.
- Deposit structures vary (often 10–20%).
- Whistler has fewer pre-sales than Vancouver, but examples include **new townhomes or luxury builds in emerging neighbourhoods**.

What else has changed?

- **Parking Covered –** is now mandatory
- **Parking Total –** is now mandatory