



33 THE WOODS

**PRIVATELY
SITUATED
TOWNHOME**

2
BEDROOMS

2
BATHROOMS

1,034 SQ.FT.
RESIDENCE

MODERN MOUNTAIN DESIGN



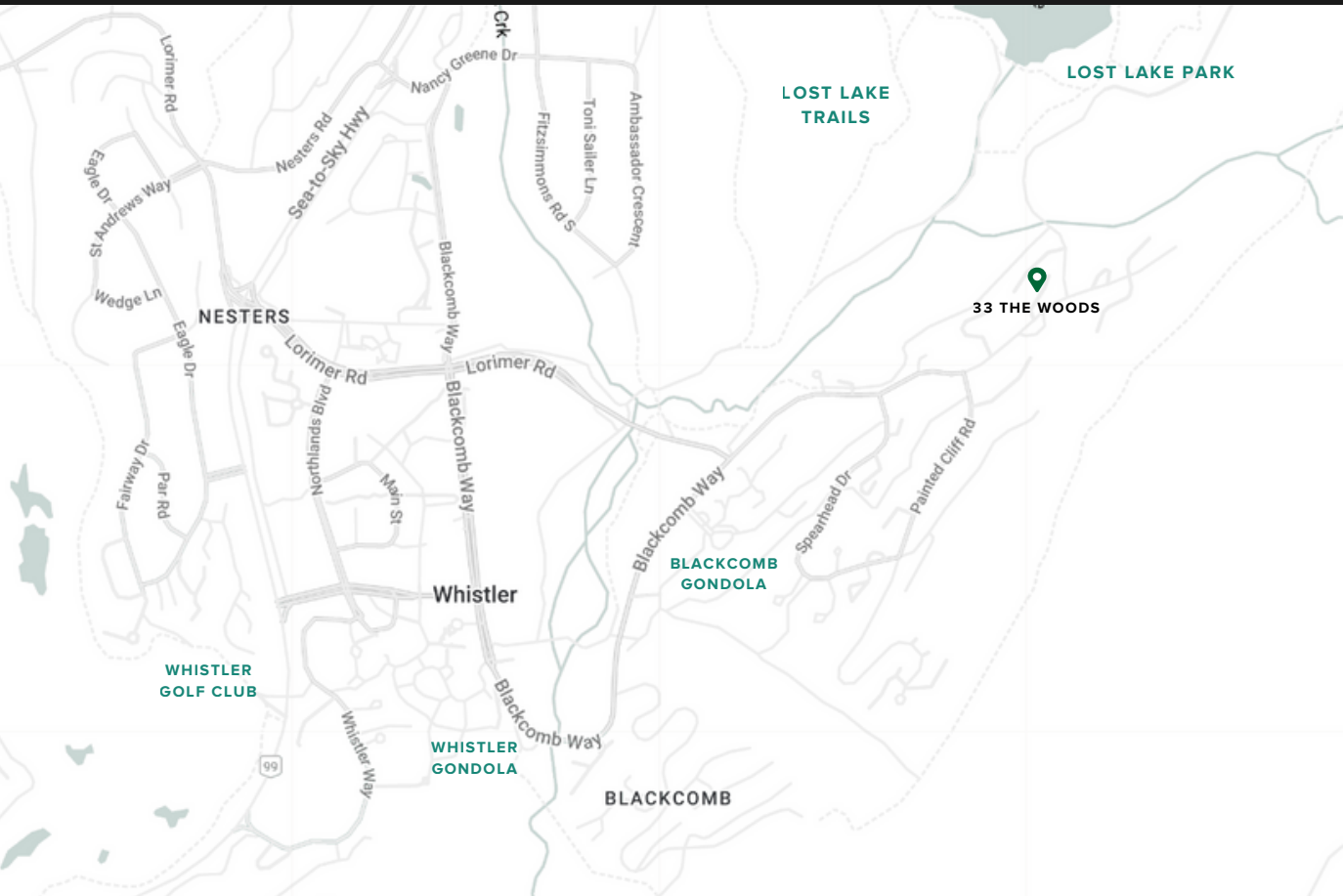
Located in the sought-after Benchlands neighbourhood, this 2-bed, 2-bath townhouse in The Woods offers unbeatable access to Lost Lake Park, scenic trails, and the Chateau Whistler Golf Course. The open-plan layout features a cozy fireplace, modern kitchen, and seamless indoor-outdoor flow to a forest-framed patio—perfect for morning coffee or après relaxation. Walk to the Blackcomb Gondola and Whistler Village with ease. With Phase I zoning permitting nightly rentals and unlimited owner use, this is a rare opportunity to own in a premium mountain setting.







ACCESS TO ALL



OWNER USAGE

Phase I zoning allowing unlimited owner usage as well as the ability to rent nightly.



CLOSE TO VILLAGE

Easy access to Whistler Village by the free shuttle bus or short walk via Whistler's Valley Trail network.



BIKING & HIKING TRAILS

Quick and convenient access to a multitude of Whistler's best trail networks including Valley Trail and Lost Lake's extensive hiking, biking and cross country trail network.

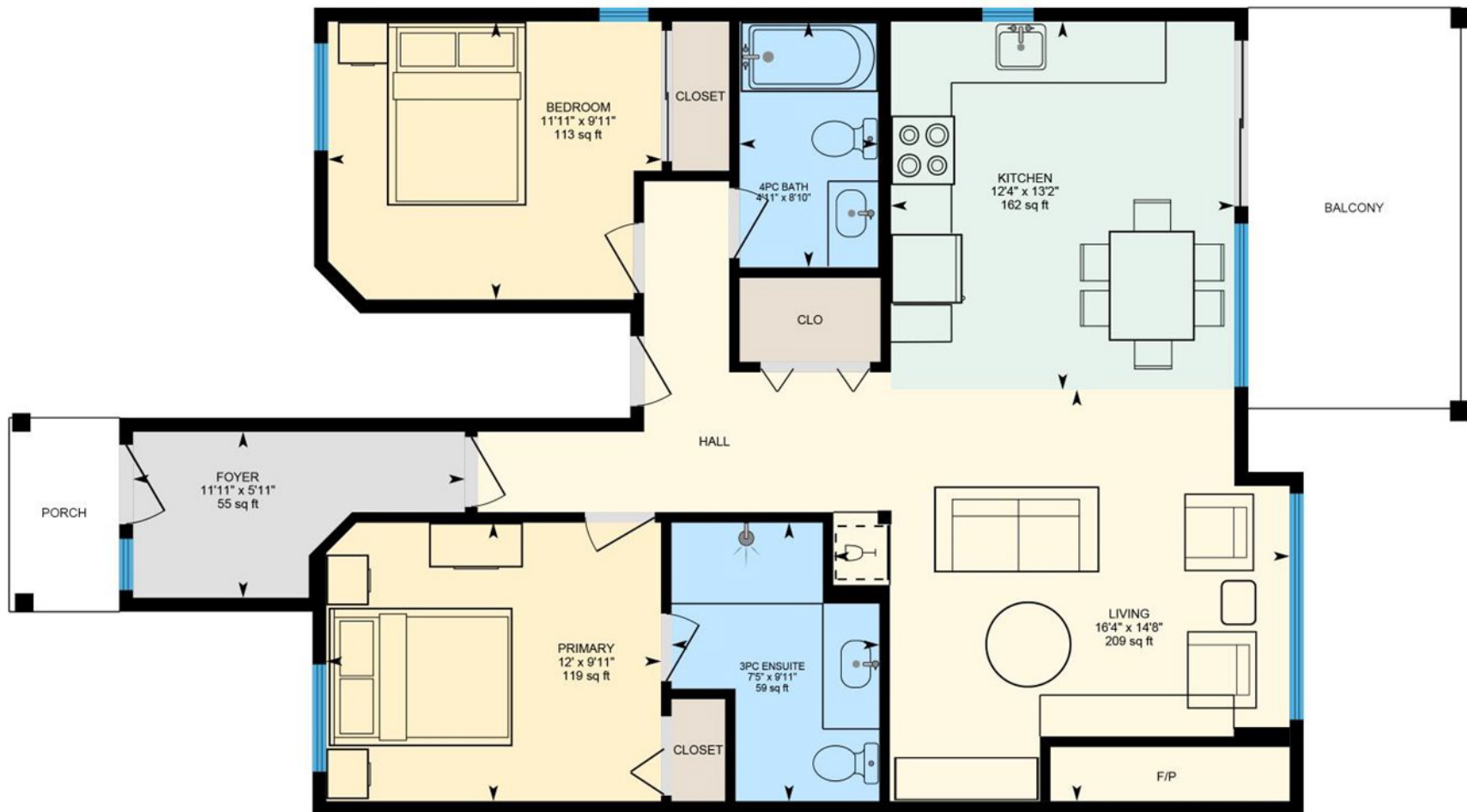


LOST LAKE PARK

Close to Whistler's warmest lake with dock and dog park.

33 THE WOODS

FLOOR PLAN



MEASUREMENT ARE APPROXIMATE, ACTUALS MAY VARY. MEASUREMENTS MAY INCLUDE NON-CONFORMING SPACE.

Prepared for a 2 bedroom at The Woods

*Revenues are based on yearly averages *Rates are current 2025/2026 pricing

Gross Revenues*

Month	Gross Rent
January	\$11,640.00
February	\$11,884.00
March	\$9,490.00
April	\$4,350.00
May	\$1,780.00
June	\$2,890.00
July	\$6,120.00
August	\$5,960.00
September	\$2,910.00
October	\$1,290.00
November	\$2,200.00
December	\$10,760.00
Total	\$71,274.00

Rack Rate Pricing per Season

SAVER	PRE-HOLIDAY	REGULAR	HOLIDAY	FESTIVE
Nov.24 – Dec.11	Dec.12 - 18	Dec.19 – 23	Feb.12 - 19	Dec.24 – Jan.3
Apr.12 - 30	Mar.29 – Apr.11	Jan.4 – Feb.11		
		Feb.20 – Mar.28		
\$209	\$289	\$439	\$549	\$759

SAVER	SHOULDER	SUMMER	EVENT
May 1 - Jun.12	Jun.13 - 26	Jul.2 - 31	Jun.27 – Jul.1
Sep.15 - Nov.23	Sept.2 - 14	Aug.5 - 7	Aug.1 - 4
		Aug.18 – Sep.1	Aug.8 - 17
\$190	\$210	\$265	\$290

This statement is not intended to be used as a guarantee of rental income for a specific property but rather a realistic guideline based on size and amenities. Each property is unique in condition, location, owner usage, community and economic conditions. Rates may be subject to commission up to 20%. Dates used for seasons change annually.

This projection is based on 100% availability.



HOMEOWNER INFORMATION



OUR COMPANY PHILOSOPHY

If you are considering placing your Whistler property with a rental management company, take a moment to learn why [Whistler Superior Properties](#) is the preferred choice and how our well-thought-out management philosophy supports your long-term goals.

The main aspect of our business model, which differentiates us from other Whistler managers, is our “No Nickel & Diming” approach. At [Whistler Superior Properties](#), our revenue generation is tied solely to obtaining quality rentals, not to constant charges and mark-ups on your owner statement. We see all our homeowners as business partners and truly understand that our success is dependent on your success. Our rental management program focuses on reducing expenses and maximizing revenues.

Quality, not quantity, is our commitment to our homeowners. We carefully manage our rental pool to ensure we are accepting only properties of Superior quality, which complement our existing inventory. This approach helps provide our guests and travel partners with confidence when booking any [Whistler Superior Properties](#) rental unit and allows us to offer our homeowners the personalized and dedicated service that only comes with a smaller, owner-operated company.

By not stretching ourselves too thin and constantly working to maintain an industry leading bottom line for our owners, you can rest assured that [Whistler Superior Properties](#) will give your valued property the care it deserves, while you the homeowner benefit from an excellent return on your investment.

MEMBERSHIPS

Whistler Superior Properties is a current member in good standing with the following organizations:



Tourism Whistler



VRMA



Whistler Chamber

GUEST DATABASE

We understand that direct reservations—without commissions or discounted net rates—yield the best revenue for the properties we manage. Aside from our website exposure, we maximize our direct business by regularly tapping into our 25,000+ past guest database and social media networks. Using a tested Email Marketing plan, we are able to keep in touch with our ever-expanding database of verified past guests to ensure they are up to date on our current promotions as well as new properties and other exciting news.

WEBSITE

Our website is a powerful tool for promoting your property. Each property we manage is featured on a unique page showcasing images, virtual tours, a detailed property description, a list of unit amenities and a calendar displaying rates and availability. We continually add content to the website to better present your property to potential guests and to keep our valuable repeat guests up to date.

Our website is linked directly with our reservation software so guests can view live availability, conduct accurate property searches and fully confirm reservations online. Online booking is now the most popular method for securing reservations and our interface offers guests a secure place to reserve their entire vacation at www.whistlersuperior.com. One of our latest website updates included making our whole site dynamic, allowing for great mobile usability throughout.

To help us generate web traffic, we employ a respected Search Engine Optimization and Website Development firm who work to improve and maintain our search engine rankings for all the popular Whistler keywords.

We also run pay-per-click campaigns on multiple search engines to maximize exposure. Our website rankings are monitored and worked on year round and we continually appear on the first page for many of Whistler's most popular search phrases.

RESERVATION PARTNERSHIPS

At [Whistler Superior Properties](#), we recognize the importance of strong partnerships with Central Reservation Companies, Tour Operators and Travel Agents. We work with dozens of these respected companies from around the world to diversify our online presence and ensure great revenues for our homeowners throughout the year. Some of our major partnerships and websites your property would be available to book through include the following;



[Ski.com](#)



[Whistler.com](#)



[The Lodging Company](#)



[Booking.com](#)



[Whistler Reservations](#)



[Expedia](#)



[Resort Reservations Whistler](#)

VACATION RENTAL LISTING SITES

Our property management software is directly linked to a number of the world's most popular listing sites for vacation rental properties. With [Whistler Superior Properties](#) covering all the subscription fees, each unit we manage is automatically featured on over a dozen unique websites, all updated with images, detailed descriptions and live rates and availability, controlled by us through a central portal.

Some of our top producing listing partnerships include:



Airbnb



Vrbo

MANAGEMENT FEES

Full Service Rental Management

Our management fee for services is 25% of the adjusted gross rentals. This fee is calculated on all reservations after the removal of credit card costs and travel agent commissions (when applicable). The cost of housekeeping is covered directly by the guest.

PRICING & BOOKING STRATEGY

For over 15 years, our management team at [Whistler Superior Properties](#) has experimented with various pricing and booking strategies and carefully analyzed the results. Through this experience, we have learned that accommodation demand in Whistler changes quickly and without warning. Factors like weather, exchange rates, and global economic conditions significantly influence occupancy and revenues.

With this knowledge in mind, we have created a tested rate and minimum night stay strategy that outperforms our competitors and consistently generates more rental revenues for our owners, regardless of Whistler's economic climate. With [Whistler Superior Properties](#), you can expect longer stays, higher occupancy, and better overall revenues.

CHECK-IN & GUEST SCREENING

We take extensive measures to prevent 'inappropriate' guests from staying in your property. Our minimum age policy of 25 years is communicated to all guests and reservation partners and is strictly enforced at check-in. While some management companies simply email out door codes to guests, we personally check-in and screen every guest at our front desk. This also allows us to better communicate property information and expectations to our guests, and sign out and track common area key fobs and parking passes. At check-in, we also collect a signed or pin approved pre-authorized security deposit for every stay.

HOUSEKEEPING SERVICES

Whistler Superior Properties is committed to providing the highest quality housekeeping services with integrity of staff being the prime consideration. In addition to our in-house cleaning team, we have gone to great lengths to hire two of Whistler's finest housekeeping companies, **La Tia Cleaning**, and **21st Century Cleaning**. Our cleaners take pride in their work and are trained to maintain the highest quality standards. Our Guest Service agents routinely schedule pre-arrival checks to ensure our housekeeping standards are being met.

The current contracted housekeeping costs (including professional linen laundering and in-room supplies) are listed below. Owners are welcome to use our housekeeping services after owner stays and arrangements can also be made for homeowners to perform their own cleaning.

Studio / One Bedroom	\$145.00
Two Bedroom	\$195.00
Three Bedroom	\$290.00

*Other units (larger or including dens/lofts etc.
rates are upon request)

*Housekeeping charges are subject to change

NON-RESIDENT OWNERS

If you are a Non Resident of Canada, you are required by law to file a Canadian Income Tax Return and to pay withholding tax on rental income.

With an approved NR6 Form in place, [Whistler Superior Properties](#) is only required to withhold tax for any projected income exceeding estimated expenses. Using the NR6 Form to minimize withholding tax comes with a serious obligation to file a Canadian Income Tax Return on time or face a penalty equivalent to 25% of your year's gross revenue.

At [Whistler Superior Properties](#), we prepare both the NR6 and NR4 forms for you and **do not charge for non-resident services**. We do suggest all Non Resident Owners consult a personal tax advisor for the most accurate and best tax advantages available to you and we would be happy to provide recommendations for Certified Accountants.

BILL PAYMENTS

Whistler Superior Properties is able to coordinate bill payment at no charge for the following items on behalf of the homeowner.



Whistler Resort
Management

Strata Payments



Shaw

Cable TV / Internet



Rogers

Phone Services



BC Hydro

Electricity



Fortis BC

Gas



Tourism Whistler

Tourism Whistler
Fees

If your revenues do not cover the total bill amount, a working balance may be required for us to manage these payments on your behalf.

Whistler Superior Properties holds a commercial bulk account with Shaw Cable which provides all of our owners with an approx. 35% discount below market value on cable, Internet and telephone packages.

MAINTENANCE, PURCHASES & RENOVATIONS

Whistler Superior Properties works very hard to help our property owners keep their expenses down and therefore we do not have a “revenue generating” maintenance team. We do tackle most maintenance projects in-house and only chargeback owners for our time on larger, time-consuming projects, any parts purchased and any third party contractors that are required.

At our check-in office, we have a storage room where we pre-purchase most supplies to service guests, restock properties or replace broken items during guest stays.

We work directly with, and receive preferred client services from a number of great Whistler contractors and are always happy to help coordinate any upgrades or renovations to your property. Our homeowners can also utilize access to wholesale accounts with discounted pricing at some major furniture and appliance stores.

OWNERS USE OF PROPERTY

Whistler Superior Properties will ask owners to release their properties via email, generally about 12-18 months in advance. When an owner decides to release for a coming season, they can schedule any dates for owner or owner guest reservations at that time. Whistler Superior Properties does not have any **restrictions on owner usage for properties** in our rental program. Once you have released for guest reservations, owner bookings can be added anytime based on availability. We are unable to relocate confirmed guests to accommodate owner stays.

We require that all homeowners list their properties exclusively with Whistler Superior Properties. We do not allow any units under the contracted management of Whistler Superior Properties to be managed by other property managers, be listed on any owner direct booking websites or to be advertised by the homeowner directly.

Should you ever require additional properties for a large group stay, would like to visit Whistler while your property is not available, or simply want to use a larger property with different amenities or location, we are happy to provide you (inc. family and friends) with our best discounted pricing in any property we manage resort-wide.

OWNER STATEMENTS

Each month [Whistler Superior Properties](#) will provide you with a detailed statement sent on or before the 15th of the month for the month previous. Your monthly statement will include the following details:

- Revenue cheques or a confirmation of a direct deposit
- The dates of each paid guest or owner stay
- A breakdown of all revenue and expenses
- Number of occupied days
- Any maintenance or upkeep items to report
- Year to date totals of revenue, expenses and occupancy

Our management software system also has an “owner portal” where our homeowners can login to view all owner statements, invoices from third parties, see all upcoming reservations and book and cancel owner stays.

OUR OFFICE & STAFF

The [Whistler Superior Properties](#) office and check-in desk is conveniently located at Stoney Creek Northstar in Whistler's Village North. Our office is open 7 days a week, 365 days a year with office hours varying depending on check-ins and in-house occupancy. Each night our office phones are forwarded to a "manager on duty" for after hours emergencies. We make ourselves available to respond to emergencies 24 hours a day.

[Whistler Superior Properties](#) is staffed by a number of long term Sea to Sky Corridor residents who take a tremendous amount of pride in what we do. We make it our business to know each one of our properties inside and out and to make ourselves readily available to our guests and homeowners. We believe our commitment shines through and helps set us apart from the competition.

If you would like to speak with us to review our rental contract or answer specific questions, please call and arrange a time that is convenient for you. We would be happy to discuss our program with you in person. If you are interested to hear what some of our current homeowners have to say about us, we invite you to visit our Homeowner Testimonials page: [Whistler Superior Properties Homeowner Testimonials](#).

We look forward to hearing from you and hope to have an opportunity to be your partner!

