

BUILDING BROCHURE

THE BLUFFS - 2323 TALUSWOOD BUILDING

2323 Taluswood Pl. · Whistler, BC V0N 1B2 · Whistler





2 FOR SALE
FROM \$1,749,000

1 SOLD · 12 MO
\$1,755,000–\$1,755,000



Unit Mix

2 Bedroom

7 units
968 – 1,010 sf
from \$1,220,000

3 Bedroom

7 units
1,302 – 1,414 sf
from \$1,635,000

For Sale in The Bluffs – 2323 Taluswood Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$2,899,000	3 / 2	1313 sf	\$2,208	20 2301 TALUSWOOD PLACE
\$1,749,000	2 / 2	1010 sf	\$1,732	17 2301 TALUSWOOD PLACE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,755,000	2 / 2ba	969 sf	\$1,811	2026-03-11
\$1,620,000	2 / 2ba	1000 sf	\$1,620	2025-06-12
\$2,610,000	3 / 2ba	1414 sf	\$1,846	2024-11-24
\$2,300,000	3 / 2ba	1357 sf	\$1,695	2024-10-11

Value & Financing

Price Positioning

\$1970 /sq ft

Active listings here average **\$1970/sf** vs **\$1387/sf** across Whistler.

Mortgage Snapshot

\$8,376 /mo

Entry price (from) **\$1,749,000**
20% down payment **\$349,800**

42% above area average

Rate / amortization

5.24% · 25 yr

Estimate only — not a lending offer. Rate illustrative;
confirm with your mortgage advisor.

YEAR BUILT 2000	LEVELS 3	SUITES 16	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata		STRATA PLAN LMS4105

Overview

The Bluffs - 2323 Taluswood Place, Whistler, BC V0N 1B2, Canada. Strata Plan LMS4105. Crossroads are Taluswood Place and Nordic Drive located in Whistler. This townhouse is 3 storeys with 16 units. Completed 2000. Maintenance fees includes garbage pickup, gardening, management and snow removal.

Nearby parks include Wayside Park, Alpha Lake Park and Lakeside Park. Short drive to Whistler Creek and Valley Connector. Nearby School are Spring Creek Community, Tamwood International College, Advantage EJ English School, Whistler Waldorf School, Howe Sound Secondary School and Whistler Secondary School.

Amenities & Features

✓ Swirlpool/hot Tub

Maintenance Fees Include

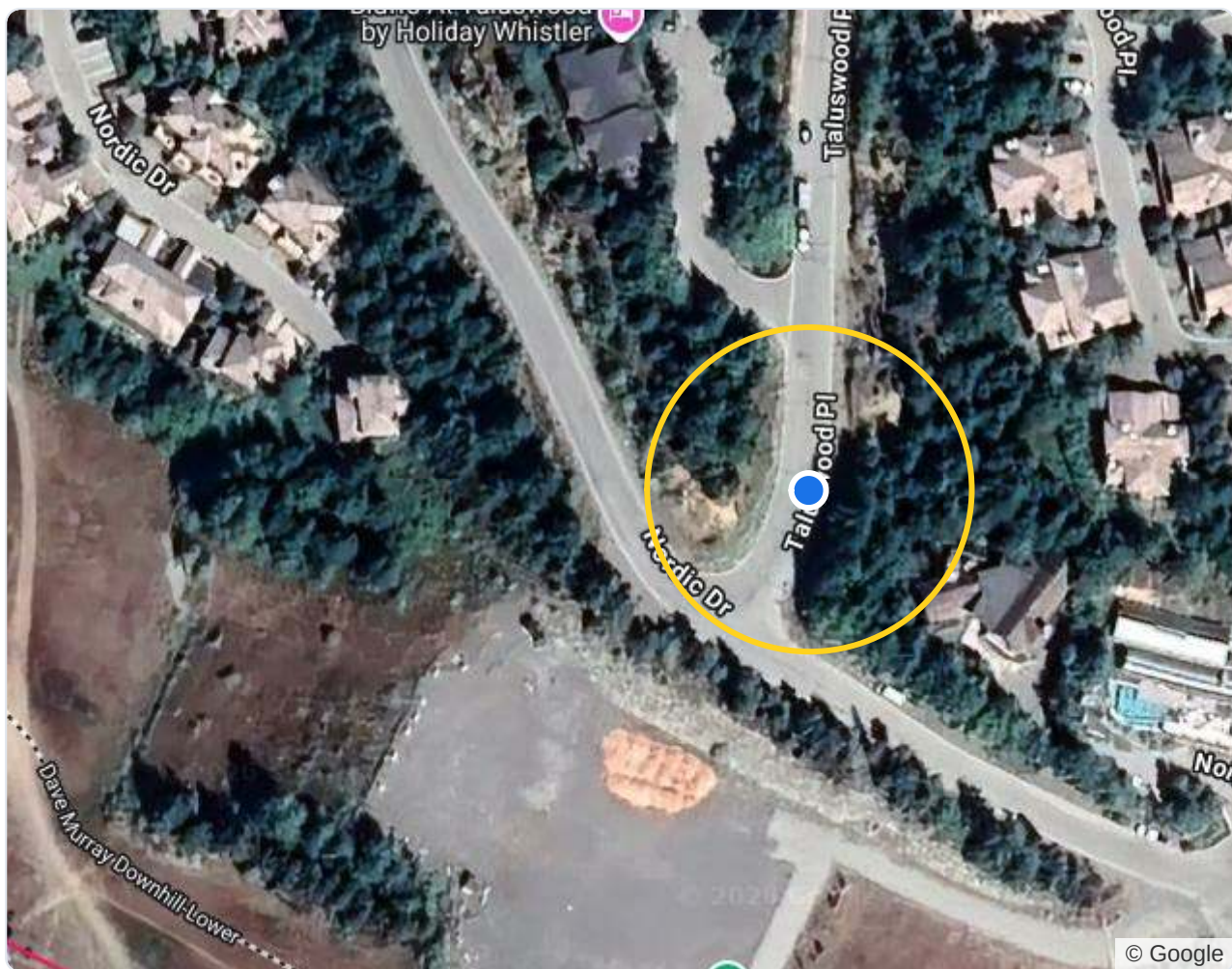
✓ Garbage Pickup

✓ Management

✓ Gardening

✓ Snow Removal

Location



Neighbourhood & Walkability — Whistler

It's On: The Whistler Ski & Snowboard Season has Begun Ski and snowboard season is off to a bang in Whistler and we couldn't be happier about it. Whistler Mountain is now open and Blackcomb Mountain opened November 23. Combined the mountains offer over 8,100 acres of terrain, come up and enjoy the ultimate big mountain experience this winter. Real Estate Update Dwindling inventory, strong economic fundamentals in Greater Vancouver and across B.C., resurging consumer confi...

Full Walk Score® at walkscore.com.



Les Twarog

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