

Compliments of Susan Smith
1411 208 Portage Road, Pemberton, Mountains Edge



Well laid out and spacious 2 bedroom, 1 bathroom unit in the heart of Pemberton with great views. Built to R2000 standards. This is an affordable starter home, or great get-away and/or investment property. call Mo to view today!!

Additional Property Information

Status:	Sold	Rent Cov:	Phase I	Front:		Heating:	Electric
City:	Pemberton	R. Mgnt Co:		Fireplaces:	1	Plumbing:	Cast Iron
Area:	Pemberton..	R. Mgnt Ph:		FP Type:	Electric	Sewer:	Y
Complex:	Mountains Ed..	TW Fee?:	N	Parking Type:	Underground	Septic:	N
Price:	\$274,000	* TW Fee:		Park Spaces:	1	Water:	Municipal
Type:	Condominium	TW Freq:		Basement:	None	Electricity:	Y
Built:	2005	Suite:	N	Construction:	Concrete & Steel	Propane:	Y
Land Size:		Suite Brm:		ExtFinish:	Concrete	List Co:	RE/MAX
Size:	775	Suite Rent:		Flooring:	Mixed	MLS?:	N
Stories:	1	Depth:		Roofing:	Duroid	List # :	W017189
IUD:				Cm 1st 100k:	3.00%	Balance:	1.50%
C. Feat:	Parking Unde..						

Condominium Features

Bedrooms:	2.0	Garburator:	N	Stove:	Y	Washer:	Y	Central Vac:	N	Wind Cov:	Y	Sauna:	N
Bathrooms:	1.00	Compactor:	N	Fridge:	Y	Cable:	Y	Furnishings:	Y	Security:	N	Hot Tub:	N
Microwave:	Y	Dishwasher:	Y	Dryer:	Y	AC:	N	# Fireplaces:	1	Steam Rm:	N	Pool:	N

Strata Information

Strata Fees: **\$305** Freq: **Monthly**

Selling Information

Sold Date: **04/08/2009** Sold Price: **\$258,000**
 Includes Furniture?: **N** Includes GST?: **N**

Tax Information

Tax Amount: **\$1,416** Tax Year: **2007** Dyke Tax : **\$792**

List Date: **12/18/2008** Print Date: **05/18/2009**

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This two bedroom condo with views, has well appointed appliances, geo-source heating, and cooking with on-demand hot water. 100 square feet of extra personal storage, as well as a gym facility in the on-site entertainment complex facility. Great location in an award winning complex.

Additional Property Information

Status:	Sold	Rent Cov:	Res – Standard	Front:		Heating:	Geothermal
City:	Pemberton	R. Mgnt Co:	Whistler Reso..	Fireplaces:		Plumbing:	Mixed
Area:	Pemberton..	R. Mgnt Ph:	1-888-454-8755	FP Type:		Sewer:	Y
Complex:	Pioneer Junc..	TW Fee?:	N	Parking Type:	Carport	Septic:	N
Price:	\$274,999	* TW Fee:		Park Spaces:	2	Water:	Municipal
Type:	Condominium	TW Freq:		Basement:	None	Electricity:	Y
Built:	2004	Suite:	N	Construction:	Concrete & Steel	Propane:	N
Land Size:		Suite Brm:		ExtFinish:	Wood	List Co:	WREC
Size:	784	Suite Rent:		Flooring:	Mixed	MLS?:	N
Stories:	1	Depth:		Roofing:	Tar/Gravel	List # :	W017646
IUD:				Cm 1st 100k:	2.00%	Balance:	1.50%
C. Feat:	Club House, ..						

Condominium Features

Bedrooms:	2.0	Garburator:	N	Stove:	Y	Washer:	Y	Central Vac:	N	Wind Cov:	Y	Sauna:	N
Bathrooms:	1.00	Compactor:	N	Fridge:	Y	Cable:	Y	Furnishings:	N	Security:	N	Hot Tub:	N
Microwave:	N	Dishwasher:	Y	Dryer:	Y	AC:	N	# Fireplaces:		Steam Rm:	N	Pool:	N

Strata Information

Strata Fees: **\$118** Freq: **Monthly**

Selling Information

Sold Date: **04/15/2009** Sold Price: **\$270,000**
 Includes Furniture?: **N** Includes GST?: **N**

Tax Information

Tax Amount: **\$1,269** Tax Year: **2008** Dyke Tax :

List Date: **02/04/2009** Print Date: **05/18/2009**



2 bedroom, upper end unit at Pioneer Junction. Geothermal heating and cooling, on-demand hot water, covered carport, storage room and amenity building with gym are unique to Pioneer Junction. Walk to 1 mile lake, village centre or school...you are close to everything. Take advantage of low interest rates and get into the market today.

Additional Property Information

Status:	Sold	Rent Cov:	None	Front:		Heating:	Geothermal
City:	Pemberton	R. Mgnt Co:		Fireplaces:		Plumbing:	Mixed
Area:	Pemberton..	R. Mgnt Ph:		FP Type:		Sewer:	Y
Complex:	Pioneer Junc..	TW Fee?:	N	Parking Type:	Carport	Septic:	N
Price:	\$284,900	TW Fee:		Park Spaces:	2	Water:	Municipal
Type:	Condominium	TW Freq:		Basement:	None	Electricity:	Y
Built:	2004	Suite:	N	Construction:	Frame	Propane:	Y
Land Size:		Suite Brm:		ExtFinish:	Wood	List Co:	WREC
Size:	784	Suite Rent:		Flooring:	Mixed	MLS?:	Y
Stories:	1	Depth:		Roofing:	Tar/Gravel	List # :	W017192
IUD:				Cm 1st 100k:	3.00%	Balance:	1.50%
C. Feat:	Club House, ..						

Condominium Features

Bedrooms:	2.0	Garburator:	N	Stove:	Y	Washer:	Y	Central Vac:	N	Wind Cov:	Y	Sauna:	N
Bathrooms:	1.00	Compactor:	N	Fridge:	Y	Cable:	Y	Furnishings:	N	Security:	N	Hot Tub:	N
Microwave:	N	Dishwasher:	Y	Dryer:	Y	AC:	Y	# Fireplaces:		Steam Rm:	N	Pool:	N

Strata Information

Strata Fees: **\$0** Freq: **Monthly**

Selling Information

Sold Date: **04/06/2009** Sold Price: **\$270,000**
 Includes Furniture?: **N** Includes GST?: **N**

Tax Information

Tax Amount: **\$1,351** Tax Year: **2008** Dyke Tax :

List Date: **12/15/2008** Print Date: **05/18/2009**

Compliments of Susan Smith
1446 19 Vine Road, Pemberton, Pioneer Junction - Townhouse



This 2 bedroom Pioneer Junction townhome features many upgrades, including stainless steel appliances, propane stove, built-in microwave and laminate floors in the kitchen and dining room. Geothermal heating and cooling keeps monthly fees low. Over-looking the park, Pioneer Junction is conveniently located close to all Pemberton amenities.

Additional Property Information

Status:	Sold	Rent Cov:	None	Front:		Heating:	Geothermal
City:	Pemberton	R. Mgnt Co:		Fireplaces:		Plumbing:	Mixed
Area:	Pemberton..	R. Mgnt Ph:		FP Type:		Sewer:	Y
Complex:	Pioneer Junc..	TW Fee?:	N	Parking Type:	1 Car Garage	Septic:	N
Price:	\$329,000	TW Fee:		Park Spaces:	2	Water:	Municipal
Type:	Townhouse	TW Freq:		Basement:	None	Electricity:	Y
Built:	2005	Suite:	N	Construction:	Frame	Propane:	Y
Land Size:		Suite Brm:		ExtFinish:	Wood	List Co:	WREC
Size:	1,084	Suite Rent:		Flooring:	Mixed	MLS?:	Y
Stories:	3	Depth:		Roofing:	Shake	List # :	W017656
IUD:				Cm 1st 100k:	3.00%	Balance:	1.50%
C. Feat:	Club House, ..						

Townhouse Features

Bedrooms:	2.0	Garburator:	N	Stove:	Y	Washer:	Y	Central Vac:	N	Wind Cov:	Y	Sauna:	N
Bathrooms:	2.00	Compactor:	N	Fridge:	Y	Cable:	Y	Furnishings:	N	Security:	N	Hot Tub:	N
Microwave:	Y	Dishwasher:	Y	Dryer:	Y	AC:	N	# Fireplaces:		Steam Rm:	N	Pool:	N

Strata Information

Strata Fees: **\$161** Freq: **Monthly**

Selling Information

Sold Date: **04/22/2009** Sold Price: **\$322,000**
 Includes Furniture?: **N** Includes GST?: **N**

Tax Information

Tax Amount: **\$1,645** Tax Year: **2008** Dyke Tax : **\$214**

List Date: **04/02/2009** Print Date: **05/18/2009**

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**Compliments of Susan Smith
1450 47 Vine Road, Pemberton, Peaks**



This is a wonderful opportunity to own a 3 bedroom and 2 bathroom townhome in The Peaks. This home features a spacious floor plan, gas range top and fireplace, double ensuite shower, a bonus nook in one of the bedrooms, 2 car garage, and a deck with no direct neighbour behind. The Peaks is very well- maintained with low monthly strata fees, and is walking distance to Pemberton trails, shops and services.

Additional Property Information

Status:	Sold	Rent Cov:	None	Front:		Heating:	Electric
City:	Pemberton	R. Mgnt Co:	Whistler Reso..	Fireplaces:	1	Plumbing:	Copper/Plastic
Area:	Pemberton..	R. Mgnt Ph:	1-888-454-8755	FP Type:	Gas	Sewer:	Y
Complex:	Peaks	TW Fee?:	N	Parking Type:	2 Car Garage	Septic:	N
Price:	\$349,000	* TW Fee:		Park Spaces:		Water:	Municipal
Type:	Townhouse	TW Freq:		Basement:	None	Electricity:	Y
Built:	2001	Suite:	N	Construction:	Frame	Propane:	Y
Land Size:		Suite Brm:		ExtFinish:	Wood	List Co:	WREC
Size:	1,344	Suite Rent:		Flooring:	Mixed	MLS?:	Y
Stories:	3	Depth:		Roofing:	Duroid	List # :	W017037
IUD:				Cm 1st 100k:	3.00%	Balance:	1.50%
C. Feat:							

Townhouse Features

Bedrooms:	3.0	Garburator:	N	Stove:	Y	Washer:	Y	Central Vac:	N	Wind Cov:	Y	Sauna:	N
Bathrooms:	2.00	Compactor:	N	Fridge:	Y	Cable:	N	Furnishings:	N	Security:	N	Hot Tub:	N
Microwave:	N	Dishwasher:	Y	Dryer:	Y	AC:	N	# Fireplaces:	1	Steam Rm:	N	Pool:	N

Strata Information

Strata Fees: **\$142** Freq: **Monthly**

Selling Information

Sold Date: **04/27/2009** Sold Price: **\$338,000**
 Includes Furniture?: **N** Includes GST?: **N**

Tax Information

Tax Amount: **\$1,705** Tax Year: **2008** Dyke Tax : **\$229**

List Date: **11/10/2008** Print Date: **05/18/2009**

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Compliments of Susan Smith
1446 13 Vine Road, Pemberton, Pioneer Junction - Townhouse



Beautifully appointed three bedroom plus office with internet connections, cable and phone jacks. Recent quality laminate flooring installed on the main level - hardwearing, faux hardwood finished and easy to maintain. Other features are the heated tile in the entry and bathrooms, gas fireplace, custom blinds, stainless steel appliances, satellite TV and a double car garage. This is an end unit backing onto the park, has great mountain views and is still under home warranty. On demand hot water + geothermal heating/cooling keeps monthly cost and environment footprint down!

Additional Property Information

Status:	Sold	Rent Cov:	None	Front:		Heating:	Geothermal
City:	Pemberton	R. Mgnt Co:		Fireplaces:	1	Plumbing:	Mixed
Area:	Pemberton..	R. Mgnt Ph:		FP Type:	Gas	Sewer:	Y
Complex:	Pioneer Junc..	TW Fee?:	N	Parking Type:	2 Car Garage	Septic:	N
Price:	\$379,900	* TW Fee:		Park Spaces:	4	Water:	Municipal
Type:	Townhouse	TW Freq:		Basement:		Electricity:	Y
Built:	2005	Suite:	N	Construction:	Frame	Propane:	Y
Land Size:		Suite Brm:		ExtFinish:	Wood	List Co:	WREC
Size:	1,361	Suite Rent:		Flooring:	Mixed	MLS?:	Y
Stories:	3	Depth:		Roofing:	Duroid	List # :	W017295
IUD:				Cm 1st 100k:	3.00%	Balance:	1.50%
C. Feat:							

Townhouse Features

Bedrooms:	3.0	Garburator:	Y	Stove:	Y	Washer:	Y	Central Vac:	N	Wind Cov:	Y	Sauna:	N
Bathrooms:	2.00	Compactor:	N	Fridge:	Y	Cable:	Y	Furnishings:	N	Security:	N	Hot Tub:	N
Microwave:	Y	Dishwasher:	Y	Dryer:	Y	AC:	Y	# Fireplaces:	1	Steam Rm:	N	Pool:	N

Strata Information

Strata Fees: **\$202** Freq: **Monthly**

Selling Information

Sold Date: **04/07/2009** Sold Price: **\$375,000**
 Includes Furniture?: **N** Includes GST?: **N**

Tax Information

Tax Amount: **\$1,945** Tax Year: **2008** Dyke Tax : **\$307**

List Date: **01/16/2009** Print Date: **05/18/2009**

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**Compliments of Susan Smith
1757 Pinewood Drive, Pemberton,**



Huge value 3,002 sq. ft. home in one of Pemberton's best neighborhoods. This home has 5 bedrooms/3 bathrooms as well as a 2 bedroom revenue suite. Here's the kicker! One of the 5 bedrooms can easily become part of the suite giving you a 3 bedroom revenue suite bringing as much as \$1500 per month as a mortgage helper. For full details & a VIDEO TOUR go to www.1757PINWOODDRIVE.com

Additional Property Information

Status:	Sold	Rent Cov:	None	Front:	80	Heating:	Electric
City:	Pemberton	R. Mgnt Co:		Fireplaces:	1	Plumbing:	Mixed
Area:	Pemberton..	R. Mgnt Ph:		FP Type:	Wood	Sewer:	Y
Complex:		TW Fee?:	N	Parking Type:	2 Car Garage	Septic:	N
Price:	\$599,000	* TW Fee:		Park Spaces:	4	Water:	Municipal
Type:	Chalet	TW Freq:		Basement:	Finished	Electricity:	Y
Built:	2003	Suite:	Y	Construction:	Frame	Propane:	N
Land Size:	8245	Suite Brm:	2.00	ExtFinish:	Wood	List Co:	WREC
Size:	3,002	Suite Rent:	\$800	Flooring:	Mixed	MLS?:	N
Stories:	3	Depth:	103	Roofing:	Shingle	List # :	W017429
IUD:				Cm 1st 100k:	3.00%	Balance:	1.50%
C. Feat:	On site Mail..						

Chalet Features

Bedrooms:	5.0	Garburator:	N	Stove:	Y	Washer:	Y	Central Vac:	Y	Wind Cov:	Y	Sauna:	N
Bathrooms:	3.00	Compactor:	N	Fridge:	Y	Cable:	Y	Furnishings:	N	Security:	N	Hot Tub:	N
Microwave:	Y	Dishwasher:	Y	Dryer:	Y	AC:	N	# Fireplaces:	1	Steam Rm:	N	Pool:	N

Strata Information

Strata Fees: **\$324** Freq: **Annually**

Selling Information

Sold Date: **04/05/2009** Sold Price: **\$570,000**
Includes Furniture?: **N** Includes GST?: **N**

Tax Information

Tax Amount: **\$4,139** Tax Year: **2008** Dyke Tax :

List Date: **02/16/2009** Print Date: **05/18/2009**

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**Compliments of Susan Smith
1741 Pinewood Drive, Pemberton,**



Fantastic family home in the beautiful Pemberton Valley. This home has it all ! Best location, stunning views, fantastic updates both inside and out -- and also a great flexible configuration that allows you to decide how much space you want versus how much revenue you want. A legal 2 bdrm suite is easily enlarged to a 3 bedrm if desired. Or the lower level has a great media room to be joined in with the main 4 bdrm house. Flexibility is the key - and of huge benefit here. Currently, the suite is configured as a 3 bdrm generating \$1800 per month so more then a mortgage "helper" ! Located just 20 minutes from Whistler, this is your home base from where you will enjoy all that the sea to sky corridor has to offer. World class skiing, golfing, biking, hiking, fishing and more ! all just minutes from your door step !

Additional Property Information

Status:	Sold	Rent Cov:	Res – Standard	Front:	23.9	Heating:	Electric
City:	Pemberton	R. Mgnt Co:		Fireplaces:	1	Plumbing:	Copper/Plastic
Area:	Pemberton..	R. Mgnt Ph:		FP Type:	Wood	Sewer:	Y
Complex:		TW Fee?:	N	Parking Type:	2 Car Garage	Septic:	N
Price:	\$639,000	* TW Fee:		Park Spaces:	4	Water:	Municipal
Type:	Chalet	TW Freq:		Basement:	None	Electricity:	Y
Built:	2001	Suite:	Y	Construction:	Frame	Propane:	N
Land Size:	9925 sq. ft.	Suite Brm:	3.00	ExtFinish:	Wood	List Co:	SWCR
Size:	2,800	Suite Rent:	\$1,800	Flooring:	Mixed	MLS?:	Y
Stories:	3	Depth:	58.3	Roofing:	Duroid	List # :	W017268
IUD:				Cm 1st 100k:	2.00%	Balance:	1.50%
C. Feat:	Hot Tub						

Chalet Features

Bedrooms:	6.0	Garburator:	N	Stove:	Y	Washer:	Y	Central Vac:	Y	Wind Cov:	Y	Sauna:	N
Bathrooms:	4.00	Compactor:	N	Fridge:	Y	Cable:	Y	Furnishings:	N	Security:	N	Hot Tub:	Y
Microwave:	Y	Dishwasher:	Y	Dryer:	Y	AC:	Y	# Fireplaces:	1	Steam Rm:	N	Pool:	N

Strata Information

Strata Fees: **\$35** Freq: **Monthly**

Selling Information

Sold Date: **04/10/2009** Sold Price: **\$593,000**
Includes Furniture?: **N** Includes GST?: **N**

Tax Information

Tax Amount: **\$3,327** Tax Year: **2008** Dyke Tax :

List Date: **01/11/2009** Print Date: **05/18/2009**

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