

Compliments of Susan Smith
1490 220 Portage Road, Pemberton, Pemberton Valley Lodge



Close to Whistler and more affordable, Pemberton Valley Lodge offers up to 120 days of owner use and professionally managed nightly rental for the balance of the year. Enjoy the outdoor pool, hot tub and fitness facility. Guests will enjoy two golf courses, cycling, horseback riding, river jet boating, snowmobiling and cross country skiing, all within minutes of the lodge. Free shuttle to Whistler for winter guests and Olympic bookings are secured.

Additional Property Information

Status:	Sold	Rent Cov:	Phase II	Front:		Heating:	Electric
City:	Pemberton	R. Mgnt Co:		Fireplaces:	1	Plumbing:	Mixed
Area:	Pemberton..	R. Mgnt Ph:		FP Type:	Electric	Sewer:	Y
Complex:	Pemberton Va..	TW Fee?:	N	Parking Type:	Open	Septic:	N
Price:	\$179,000	TW Fee:		Park Spaces:	1	Water:	Municipal
Type:	Condominium	TW Freq:		Basement:	None	Electricity:	Y
Built:	2004	Suite:	N	Construction:	Frame	Propane:	N
Land Size:		Suite Brm:		ExtFinish:	Wood	List Co:	RE/MAX
Size:	542	Suite Rent:		Flooring:	Mixed	MLS?:	N
Stories:	1	Depth:		Roofing:	Shake	List # :	W018229
IUD:				Cm 1st 100k:	3.00%	Balance:	1.50%
C. Feat:	Bike/Ski Loc..						

Condominium Features

Bedrooms:	1.0	Garburator:	N	Stove:	Y	Washer:	Y	Wind Cov:	Y	Sauna:	N	Central Vac:	N
Bathrooms:	1.00	Compactor:	N	Fridge:	Y	Cable:	Y	Security:	N	Hot Tub:	Y	Furnishings:	Y
Microwave:	Y	Dishwasher:	Y	Dryer:	Y	AC:	Y	Steam Rm:	N	Pool:	Y		

Strata Information

Strata Fees: **\$73** Freq: **Monthly**

Selling Information

Sold Date:	09/12/2009	Sold Price:	\$168,000
Includes Furniture?:	Y	Includes GST?:	N

Tax Information

Tax Amount:	\$2,100	Tax Year:	2009	Dyke Tax :	\$200
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List Date: **07/27/2009**

Print Date: **11/20/2009**

All Measurements Are Approximate; The above information is provided for the sole use of the members of The Whistler Listing System and is from sources believed reliable but should not be relied upon without verification. The Whistler Listing System assumes no responsibility for its accuracy. Not intended to solicit already listed properties.



Very comfortable 1 bedroom, 1 bathroom condominium on top floor of R2000 building. Excellent starter or vacation property with stainless steel kitchen appliances, secured underground parking & huge balcony with spectacular views of majestic Mount Currie.

Additional Property Information

Status:	Sold	Rent Cov:	Phase I	Front:		Heating:	Electric
City:	Pemberton	R. Mgnt Co:		Fireplaces:	1	Plumbing:	Mixed
Area:	Pemberton..	R. Mgnt Ph:		FP Type:	Electric	Sewer:	Y
Complex:	Mountains Ed..	TW Fee?:	N	Parking Type:	Underground	Septic:	N
Price:	\$214,900	* TW Fee:		Park Spaces:	1	Water:	Municipal
Type:	Condominium	TW Freq:		Basement:	None	Electricity:	Y
Built:	2006	Suite:	N	Construction:	Concrete & Steel	Propane:	Y
Land Size:		Suite Brm:		ExtFinish:	Concrete	List Co:	RE/MAX
Size:	541	Suite Rent:		Flooring:		MLS?:	Y
Stories:	2	Depth:		Roofing:	Duroid	List # :	W017236
IUD:				Cm 1st 100k:	3.00%	Balance:	1.50%
C. Feat:	On site Mail..						

Condominium Features

Bedrooms:	1.0	Garburator:	N	Stove:	Y	Washer:	Y	Wind Cov:	Y	Sauna:	N	Central Vac:	N
Bathrooms:	1.00	Compactor:	N	Fridge:	Y	Cable:	Y	Security:	N	Hot Tub:	N	Furnishings:	N
Microwave:	Y	Dishwasher:	Y	Dryer:	Y	AC:	N	Steam Rm:	N	Pool:	N		

Strata Information

Strata Fees: **\$221** Freq: **Monthly**

Selling Information

Sold Date:	09/18/2009	Sold Price:	\$205,000
Includes Furniture?:	N	Includes GST?:	N

Tax Information

Tax Amount:	\$1,201	Tax Year:	2008	Dyke Tax :	
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List Date: **12/31/2008** Print Date: **11/20/2009**

**Compliments of Susan Smith
1450 4 Vine Road, Pemberton, Peaks**



Best location in all of the Peaks. On a quiet dead end street for maximum privacy. This suite is literally in showroom condition & must be seen to be believed! Priced aggressively to move fast so don't delay.

Additional Property Information

Status:	Sold	Rent Cov:	Res – Standard	Front:		Heating:	Electric
City:	Pemberton	R. Mgnt Co:		Fireplaces:	1	Plumbing:	Mixed
Area:	Pemberton..	R. Mgnt Ph:		FP Type:	Propane	Sewer:	Y
Complex:	Peaks	TW Fee?:	N	Parking Type:	2 Car Garage	Septic:	N
Price:	\$355,000	TW Fee:		Park Spaces:	2	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:		Suite Rent:		Flooring:	Mixed	MLS?:	N
Stories:		Depth:		Roofing:	Duroid	List # :	W018061
IUD:				Cm 1st 100k:	3.00%	Balance:	1.50%
C. Feat:	Club House, ..						

Townhouse Features

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

Strata Information

Strata Fees: **\$195** Freq: **Monthly**

Selling Information

Sold Date: **09/17/2009** Sold Price: **\$350,000**
Includes Furniture?: **N** Includes GST?: **N**

Tax Information

Tax Amount: **\$1,802** Tax Year: **2009** Dyke Tax :

List Date: **07/03/2009** Print Date: **11/20/2009**

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**Compliments of Susan Smith
1469 Hemlock Street, Pemberton,**



This 3 bedroom, 2 bathroom home is in immaculate condition and offers commanding views of Mt. Currie from the living room. The home backs onto ALR land which provides plenty of privacy on the large deck and from the fenced, irrigated yard in the back. There is a large double car garage that can accommodate plenty of toys and there is ample parking in the driveway. A 2 bedroom revenue suite helps to offset mortgage costs and keep Pemberton living affordable. Call today to view this fantastic single family home.

Additional Property Information

Status:	Sold	Rent Cov:	Res – Standard	Front:	20.677	Heating:	Electric
City:	Pemberton	R. Mgnt Co:		Fireplaces:	1	Plumbing:	Mixed
Area:	Pemberton..	R. Mgnt Ph:		FP Type:	Gas	Sewer:	Y
Complex:		TW Fee?:	N	Parking Type:	2 Car Garage	Septic:	N
Price:	\$579,000	TW Fee:		Park Spaces:	4+	Water:	Municipal
Type:	Chalet	TW Freq:		Basement:	Finished	Electricity:	Y
Built:	1996	Suite:	Y	Construction:	Frame	Propane:	N
Land Size:	7535	Suite Brm:	2.00	ExtFinish:	Wood	List Co:	WREC
Size:	2,800	Suite Rent:		Flooring:	Mixed	MLS?:	Y
Stories:	2	Depth:	33.853	Roofing:	Metal	List # :	W018297
IUD:				Cm 1st 100k:	3.00%	Balance:	1.50%
C. Feat:	Parking Surf..						

Chalet Features

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

Strata Information

Strata Fees: _____ Freq: _____

Selling Information

Sold Date:	09/25/2009	Sold Price:	\$555,000
Includes Furniture?:	N	Includes GST?:	N

Tax Information

Tax Amount:	\$2,696	Tax Year:	2009	Dyke Tax :	\$350
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List Date: **08/23/2009** Print Date: **11/20/2009**

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**Compliments of Susan Smith
1362 Greenwood Street, Pemberton,**



Close to town, this executive 4 bedroom home offers stunning mountain views and a large private landscaped yard. A unique layout that features hardwood floors, central air, heat pump, wood burning stove, gas fireplace in master suite, 2 large wrap around decks and German "Kumycan" doors throughout. Lots of storage for all your toys including detached double car garage with potential for suite above.

Additional Property Information

Status:	Sold	Rent Cov:	None	Front:	64	Heating:	Geothermal
City:	Pemberton	R. Mgnt Co:		Fireplaces:	2	Plumbing:	Mixed
Area:	Pemberton..	R. Mgnt Ph:		FP Type:	Propane	Sewer:	Y
Complex:		TW Fee?:	N	Parking Type:	2 Car Garage	Septic:	N
Price:	\$589,000	* TW Fee:		Park Spaces:	6	Water:	Municipal
Type:	Chalet	TW Freq:		Basement:	Crawl Space	Electricity:	Y
Built:	1986	Suite:	N	Construction:	Frame	Propane:	Y
Land Size:	13110	Suite Brm:		ExtFinish:	Vinyl	List Co:	WREC
Size:	2,400	Suite Rent:		Flooring:	Mixed	MLS?:	Y
Stories:	3	Depth:	175	Roofing:	Metal	List # :	W016757
IUD:				Cm 1st 100k:	3.00%	Balance:	1.50%
C. Feat:							

Chalet Features

Bedrooms:	4.0	Garburator:	Y	Stove:	Y	Washer:	Y	Wind Cov:	Y	Sauna:	N	Central Vac:	Y
Bathrooms:	2.50	Compactor:	N	Fridge:	Y	Cable:	Y	Security:	N	Hot Tub:	N	Furnishings:	N
Microwave:	Y	Dishwasher:	Y	Dryer:	Y	AC:	Y	Steam Rm:	N	Pool:	N		

Strata Information

Strata Fees: _____ Freq: _____

Selling Information

Sold Date:	09/25/2009	Sold Price:	\$572,500
Includes Furniture?:	N	Includes GST?:	N

Tax Information

Tax Amount:	\$2,760	Tax Year:	2009	Dyke Tax :	\$346
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List Date: **10/04/2008** Print Date: **11/20/2009**

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**Compliments of Susan Smith
1712 Reid Road, Pemberton,**



UNIQUE 5 acre piece on Ivey Lake. Absolutely gorgeous acreage with old growth trees, fantastic water frontage, excellent well water, electric in place and operating. There is a small cabin on the property as well as a small trailer. Acreages like this aren't available very often, so don't miss this opportunity at this great price.

Additional Property Information

Status:	Sold	Rent Cov:	None	Front:	Heating:
City:	Pemberton	R. Mgnt Co:		Fireplaces:	Plumbing:
Area:	Pemberton..	R. Mgnt Ph:		FP Type:	Sewer: N
Complex:		TW Fee?:	N	Parking Type:	Septic: N
Price:	\$649,000	TW Fee:		Park Spaces:	Water:
Type:	Vacant Land	TW Freq:		Basement:	Electricity: N
Built:		Suite:	N	Construction:	Propane: N
Land Size:	5.07 Acres	Suite Brm:		ExtFinish:	List Co: RE/MAX
Size:		Suite Rent:		Flooring:	MLS?: N
Stories:		Depth:		Roofing:	List # : W018310
IUD:				Cm 1st 100k:	Balance: 1.50%
C. Feat:					

Vacant Land Features

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

Strata Information

Strata Fees: _____ Freq: _____

Selling Information

Sold Date:	09/12/2009	Sold Price:	\$625,000
Includes Furniture?:	N	Includes GST?:	N

Tax Information

Tax Amount:	\$2,621	Tax Year:	2009	Dyke Tax :	
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List Date: **08/24/2009** Print Date: **11/20/2009**

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**Compliments of Susan Smith
7303 Pinewood Place, Pemberton,**



Custom built deluxe hi-ceiling in private cul-de-sac location with fantastic mountain and forest views above the valley on Pemberton Plateau. Three patios to enjoy; one from the master bedroom, main level patio is the width of the home and an extra downstairs patio from the bonus room. Double car garage, central vac, wood burning fireplace and there is a legal two bedroom suite with separate entrance and patio downstairs. All of this only 25 minutes to Whistler!

Additional Property Information

Status:	Sold	Rent Cov:	None	Front:		Heating:	Electric
City:	Pemberton	R. Mgnt Co:	Self Managed	Fireplaces:	1	Plumbing:	Mixed
Area:	Pemberton..	R. Mgnt Ph:		FP Type:	Wood	Sewer:	N
Complex:		TW Fee?:	N	Parking Type:	2 Car Garage	Septic:	N
Price:	\$650,000	* TW Fee:		Park Spaces:	5	Water:	Municipal
Type:	Chalet	TW Freq:		Basement:	Crawl Space	Electricity:	N
Built:	2005	Suite:	Y	Construction:	Frame	Propane:	N
Land Size:	7933	Suite Brm:	2.00	ExtFinish:	Wood	List Co:	WREC
Size:	2,744	Suite Rent:		Flooring:	Mixed	MLS?:	Y
Stories:	3	Depth:		Roofing:	Duroid	List # :	W017621
IUD:				Cm 1st 100k:	3.20%	Balance:	1.00%
C. Feat:	On site Mail..						

Chalet Features

Bedrooms:	3.0	Garburator:	N	Stove:	Y	Washer:	Y	Wind Cov:	Y	Sauna:	N	Central Vac:	Y
Bathrooms:	2.50	Compactor:	N	Fridge:	Y	Cable:	N	Security:	N	Hot Tub:	N	Furnishings:	N
Microwave:	Y	Dishwasher:	Y	Dryer:	Y	AC:	N	Steam Rm:	N	Pool:	N		

Strata Information

Strata Fees: **\$300** Freq: **Annually**

Selling Information

Sold Date:	09/16/2009	Sold Price:	\$610,000
Includes Furniture?:	N	Includes GST?:	N

Tax Information

Tax Amount:	\$3,918	Tax Year:	2008	Dyke Tax :	\$553
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List Date: **03/23/2009**

Print Date: **11/20/2009**

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