

Compliments of Susan Smith
7370 22 Hwy 99, Pemberton,



Status:	Sold	Type:	Mobile Home
List Date:	01/12/2011	List Price:	\$50,000
City:	Pemberton	Org Price:	\$50,000
Area:	Pemberton..	Sold Price:	\$43,000
Complex:			
Bedrooms:	2.0	Size:	784
Bathrooms:	1.00	Land Size:	
Built:	1997	Stories:	1
HST?:	N	Park Spcs:	2
Park Type:	Open	Fireplaces:	
FP Type:		Basement:	None
Suite:	N	Tax:	\$301
Suite Brm:		Tax Yr:	2010
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	WREC

This 2 bedroom manufactured home was built in 1997 and is in a great location close to town, with the bus stop to Whistler within 5 minutes and it's right beside the trail network of One Mile Lake. This home is bright, spacious and has been well cared for. Easy to show and ready for occupancy - get into the market today.

Additional Property Information

List # :	W020830	Front:		Roofing:	Shingle	Septic:	N
Rent Cov:	None	Cnstrct:		Heating:	Propane	Water:	Municipal
R. Mgnt Co:		ExtFinish:	Vinyl	Plumbing:	Mixed	Electricity:	Y
R. Mgnt Ph:		Flooring:	Mixed	Sewer:	Y	Propane:	N
C. Feat:	On site Mail Boxes			Depth:			

Mobile Home Features

Microwave:	N	Garburator:	N	Stove:	Y	Washer:	Y	Wind Cov:	Y	Sauna:	N	Central Vac:	N
D. Washer:	Y	Compactor:	N	Fridge:	Y	Cable:	N	Security:	N	Hot Tub:	N	Furnishings:	N
Dryer:	Y	AC:	N	Ntr Gas:	N	MLS? :	Y	Stm Rm:	N	Pool:	N		

Strata Information

Strata Mgnt:		S Fees:	\$345
S. Mgnt Ph:		Freq:	Monthly
SM Addrss:			

Legal Information

PID:	000-FAK-022	Plan:	N/A	Folio:	0	Lot:	N/A
Title:	Freehold	DisLot:	N/A	Block:			
Zoning:	MHP-1 - Manufactured Mobile Home Park						

Selling Info

Sold Date:	04/01/2011	Sold Price:	\$43,000
Print Date:	08/01/2011		

Compliments of Susan Smith
1490 305 Portage Road, Pemberton, Pemberton Valley Lodge



Status:	Sold	Type:	Condominium
List Date:	05/07/2010	List Price:	\$99,000
City:	Pemberton	Org Price:	\$107,500
Area:	Pemberton..	Sold Price:	\$89,000 *
Complex:	Pemberton Valley Lodge		
Bedrooms:	.5	Size:	342
Bathrooms:	1.00	Land Size:	
Built:	2004	Stories:	1
HST?:	N	Park Spcs:	1
Park Type:	Underground	Fireplaces:	1
FP Type:	Propane	Basement:	None
Suite:	N	Tax:	\$976
Suite Brm:		Tax Yr:	2009
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	WREC

Great revenue from this studio unit on the top floor of the Pemberton Valley Lodge. This is an excellent location, very quiet, nice views. Complex includes concierge service, outdoor pool, hot tub, exercise room, meeting room & internet access. Owner usage 120 days/year. Managed rental pool.

Additional Property Information

List # :	W019677	Front:		Roofing:	Duroid	Septic:	N
Rent Cov:	Phase II	Cnstrct:	Frame	Heating:	Electric	Water:	Municipal
R. Mgnt Co:	Atlific Hotel..	ExtFinish:	Wood	Plumbing:	Copper/Plastic	Electricity:	Y
R. Mgnt Ph:		Flooring:	Mixed	Sewer:	Y	Propane:	Y
C. Feat:	Bike/Ski Locker, Concierge Service, Elevator,..			Depth:			

Condominium Features

Microwave:	Y	Garburator:	N	Stove:	Y	Washer:	Y	Wind Cov:	Y	Sauna:	N	Central Vac:	N
D. Washer:	Y	Compactor:	N	Fridge:	Y	Cable:	Y	Security:	Y	Hot Tub:	Y	Furnishings:	Y
Dryer:	Y	AC:	N	Ntr Gas:	N	MLS? :	Y	Stm Rm:	N	Pool:	Y		

Strata Information

Strata Mgnt:		S Fees:	\$48
S. Mgnt Ph:		Freq:	Monthly
SM Addrss:			

Legal Information

PID:	025-965-182	Plan:	KAS 2662	Folio:	353092	Lot:	72
Title:	Freehold	DisLot:	N/A	Block:			
Zoning:	C-2 - Tourist Commercial						

Selling Info

Sold Date:	04/07/2011	Sold Price:	\$89,000
Print Date:	08/01/2011		

Compliments of Susan Smith
1442 9 Vine Road, Pemberton, Pioneer Junction



Status:	Sold	Type:	Condominium
List Date:	12/03/2010	List Price:	\$255,000
City:	Pemberton	Org Price:	\$255,000
Area:	Pemberton..	Sold Price:	\$247,500
Complex:	Pioneer Junction		
Bedrooms:	2.0	Size:	912.70
Bathrooms:	1.00	Land Size:	
Built:	2004	Stories:	3
HST?:	N	Park Spcs:	1
Park Type:	Carport	Fireplaces:	
FP Type:		Basement:	None
Suite:	N	Tax:	\$1,577
Suite Brm:		Tax Yr:	2010
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	WREC

Very well maintained 2 bedroom first floor condo in Pemberton's Pioneer Junction with mountain views from every window. Located walking distance to Village, new community centre and schools. Geothermal heating is not only cost effective you will appreciate the advantages of the geothermal central cooling on those hot summer nights. Continuous flow water heater (Rinnai) is one of the most efficient water heaters on the market. Large walk through closet in the master bedroom and open concept living room, dining room and kitchen. More convenient and cost saving measures include gas dryer, gas hot water heating, gas barbecue quick connect on large south facing covered deck and every cook appreciates a gas range. This unit has LCP carport plus guest parking throughout complex. In addition there is a large private storage locker. The complex offers an Amenity building with full kitchen, lounge and fitness facility, mail kiosk, on site well maintained garbage disposal and recycling. Children's municipal playground and picnic area, Pemberton Community garden and fully accessible nature trails to beach right out your back door. Winter sun reaches this area of Pemberton.

Additional Property Information

List # :	W020662	Front:		Roofing:	Tar/Gravel	Septic:	N
Rent Cov:	None	Cnstrct:	Frame	Heating:	Geothermal	Water:	Municipal
R. Mgnt Co:		ExtFinish:	Wood	Plumbing:	Copper/Plastic	Electricity:	Y
R. Mgnt Ph:		Flooring:	Mixed	Sewer:	Y	Propane:	Y
C. Feat:	Exercise Room, On site Mail Boxes, Parking Su..			Depth:			

Condominium Features

Microwave:	N	Garburator:	Y	Stove:	Y	Washer:	Y	Wind Cov:	Y	Sauna:	N	Central Vac:	N
D. Washer:	Y	Compactor:	N	Fridge:	Y	Cable:	N	Security:	N	Hot Tub:	N	Furnishings:	N
Dryer:	Y	AC:	Y	Ntr Gas:	N	MLS? :	Y	Stm Rm:	N	Pool:	N		

Strata Information

Strata Mgnt:	Whistler Resort Mgmt.	S Fees:	\$123
S. Mgnt Ph:	604-932-2972	Freq:	Monthly
SM Addrss:			

Legal Information

PID:	026-168-782	Plan:	KAS2654	Folio:	337054	Lot:	54
Title:	Freehold	DisLot:	203	Block:	N/A		
Zoning:	CD4 - Comprehensive Development 4 (Pioneer Junction)						

Selling Info

Sold Date:	04/15/2011	Sold Price:	\$247,500
Print Date:	08/01/2011		

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.

Compliments of Susan Smith
1444 12 Vine Road, Pemberton, Pioneer Junction



Status:	Sold	Type:	Condominium
List Date:	03/07/2011	List Price:	\$259,000
City:	Pemberton	Org Price:	\$259,000
Area:	Pemberton..	Sold Price:	\$235,000
Complex:	Pioneer Junction		
Bedrooms:	2.0	Size:	784
Bathrooms:	1.00	Land Size:	
Built:	2005	Stories:	1
HST?:	N	Park Spcs:	1
Park Type:	Carport	Fireplaces:	
FP Type:		Basement:	None
Suite:	N	Tax:	\$1,597
Suite Brm:		Tax Yr:	2010
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	WREC

Bright and sunny top floor, end unit in Pioneer Junction. Enjoy great mountain views from both the living room and kitchen as well as from the master and guest bedrooms. State of the art geothermal heating and cooling system provides comfortable and affordable living through all seasons while lowering your carbon footprint and energy bills. Hardwood floors, "on-demand" hot water system, plenty of storage, great kitchen, generous single carport with storage for all your toys and large covered deck. In the summer and winter enjoy spending time on your covered south-facing top floor deck. A short walk or hike ride takes to the town centre or out to One Mile Lake.

Additional Property Information

List # :	W021113	Front:		Roofing:	Tar/Gravel	Septic:	N
Rent Cov:	None	Cnstrct:	Frame	Heating:	Geothermal	Water:	Municipal
R. Mgnt Co:	Whistler Reso..	ExtFinish:	Wood	Plumbing:	Mixed	Electricity:	Y
R. Mgnt Ph:		Flooring:	Mixed	Sewer:	Y	Propane:	Y
C. Feat:	Club House, Garden Area, On site Mail Boxes, ..			Depth:			

Condominium Features

Microwave:	Y	Garburator:	N	Stove:	Y	Washer:	Y	Wind Cov:	Y	Sauna:	N	Central Vac:	N
D. Washer:	Y	Compactor:	N	Fridge:	Y	Cable:	N	Security:	N	Hot Tub:	N	Furnishings:	Y
Dryer:	Y	AC:	N	Ntr Gas:	N	MLS? :	N	Stm Rm:	N	Pool:	N		

Strata Information

Strata Mgnt:		S Fees:	\$125
S. Mgnt Ph:		Freq:	Monthly
SM Addrss:			

Legal Information

PID:	026-098-857	Plan:	KAS 2654	Folio:	337052	Lot:	52
Title:	Freehold	DisLot:	203	Block:			
Zoning:	CD4 - Comprehensive Development 4 (Pioneer Junction)						

Selling Info

Sold Date:	04/29/2011	Sold Price:	\$235,000
Print Date:	08/01/2011		

Compliments of Susan Smith
7408 34 Cottonwood Street, Pemberton, Cottonwood Court



Status:	Sold	Type:	Townhouse
List Date:	02/28/2011	List Price:	\$328,000
City:	Pemberton	Org Price:	\$338,000
Area:	Pemberton..	Sold Price:	\$318,000 *
Complex:	Cottonwood Court		
Bedrooms:	3.0	Size:	1,559
Bathrooms:	2.50	Land Size:	
Built:	1996	Stories:	3
HST?:	N	Park Spcs:	3
Park Type:	1 Car Garage	Fireplaces:	1
FP Type:	Wood	Basement:	None
Suite:	N	Tax:	\$2,014
Suite Brm:		Tax Yr:	2010
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	WREC

Renovated 3 bedroom, 2.5 bathroom end unit townhouse in the heart of Pemberton at Cottonwood Court; enjoy being within walking distance to all village amenities and the convenience of an on-site playground visible from the kitchen window. Upgrades include a large deck with great mountain views and southern sun exposure, a covered hot tub area, tiled and hardwood flooring and kitchen cabinetry. Other great features are the wood stove, spacious foyer, laundry/utility room, a second deck off the family room, single garage and the open-plan main floor. And there is also potential for a fenced yard. This is definitely a must see!

Additional Property Information

List # :	W021056	Front:		Roofing:	Shingle	Septic:	N
Rent Cov:	Res – Standard Resid	Cnstrct:	Frame	Heating:	Electric	Water:	Municipal
R. Mgnt Co:	Whistler Reso..	ExtFinish:	Vinyl	Plumbing:	Mixed	Electricity:	Y
R. Mgnt Ph:		Flooring:	Wood	Sewer:	Y	Propane:	N
C. Feat:	On site Mail Boxes			Depth:			

Townhouse Features

Microwave:	N	Garburator:	N	Stove:	Y	Washer:	Y	Wind Cov:	N	Sauna:	N	Central Vac:	N
D. Washer:	Y	Compactor:	N	Fridge:	Y	Cable:	N	Security:	N	Hot Tub:	Y	Furnishings:	N
Dryer:	Y	AC:	N	Ntr Gas:	N	MLS? :	Y	Stm Rm:	N	Pool:	N		

Strata Information

Strata Mgnt:		S Fees:	\$212
S. Mgnt Ph:		Freq:	Monthly
SM Addrss:			

Legal Information

PID:	023-444-631	Plan:	KAS1019	Folio:	0	Lot:	34
Title:	Freehold	DisLot:	203	Block:			
Zoning:	CD3 - Comprehensive Development 3						

Selling Info

Sold Date:	04/22/2011	Sold Price:	\$318,000
Print Date:	08/01/2011		

Compliments of Susan Smith
1472 Laburnum Street, Pemberton,



Status:	Sold	Type:	Chalet
List Date:	10/31/2010	List Price:	\$409,000
City:	Pemberton	Org Price:	\$409,000
Area:	Pemberton..	Sold Price:	\$400,000
Complex:			
Bedrooms:	4.0	Size:	1,650
Bathrooms:	2.00	Land Size:	
Built:	1988	Stories:	2
HST?:	N	Park Spcs:	4
Park Type:	1 Car Garage	Fireplaces:	1
FP Type:	Airtight	Basement:	Finished
Suite:	Y	Tax:	\$2,048
Suite Brm:	1.00	Tax Yr:	2009
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	RE/MAX

An excellent home located on a quiet cul-de-sac in The Glen. It has a large fenced backyard with mature trees that help keep the home cool in the summer plus a wood stove for cozy winter evenings by the warmth of the fire. The bright garage could be ideal for a workshop, gym or home office. The house can either be utilized as a 4 bedrooms and 2 bathrooms with a recreation room or its current configuration of 3 bdrm/1bath plus a 1 bedroom mortgage helper suite. It has been nicely updated with carpet, new plumbing throughout, a new hot water tank and fresh paint. This home has been competitively priced to sell – don't miss out on your opportunity for home ownership at an affordable price. Here is what makes sense - rent out the suite and you are paying hundreds less per month than a 3 bdrm townhome! No strata fees! Single family home-ownership - no strata!

Additional Property Information

List # :	W020540	Front:		Roofing:	Metal	Septic:	N
Rent Cov:	Res – Standard Resid	Cnstrct:	Frame	Heating:	Electric	Water:	Municipal
R. Mgnt Co:		ExtFinish:	Vinyl	Plumbing:	Mixed	Electricity:	Y
R. Mgnt Ph:		Flooring:	Mixed	Sewer:	Y	Propane:	N
C. Feat:				Depth:			

Chalet Features

Microwave:	N	Garburator:	N	Stove:	Y	Washer:	Y	Wind Cov:	N	Sauna:	N	Central Vac:	N
D. Washer:	Y	Compactor:	N	Fridge:	Y	Cable:	Y	Security:	N	Hot Tub:	N	Furnishings:	N
Dryer:	Y	AC:	N	Ntr Gas:	N	MLS? :	Y	Stm Rm:	N	Pool:	N		

Legal Information

PID:	003-610-314	Plan:	KAP 31737	Folio:	353120	Lot:	1
Title:	Freehold	DisLot:	203	Block:			
Zoning:	RS1 - Single Family One						

Selling Info

Sold Date:	04/20/2011	Sold Price:	\$400,000
Print Date:	08/01/2011		

Compliments of Susan Smith
1 E Walkerville Road, Pemberton,



Status:	Sold	Type:	Chalet
List Date:	02/09/2011	List Price:	\$539,000
City:	Pemberton	Org Price:	\$539,000
Area:	Pemberton..	Sold Price:	\$522,500
Complex:			
Bedrooms:	3.0	Size:	1,200
Bathrooms:	1.50	Land Size:	2.74
Built:	2000	Stories:	2
HST?:	N	Park Spcs:	20
Park Type:	Carport	Fireplaces:	1
FP Type:	Wood	Basement:	Crawl Space
Suite:	N	Tax:	\$1,968
Suite Brm:		Tax Yr:	2010
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	RE/MAX

This charming 3 bedroom, 1.5 bath country home is situated on a very private 2.7 acre flat lot with barn and riding area. An idyllic treed lane takes you through the property to the home which boast an open layout with over 1,200 sq ft of living space, warm wood burning stove, beautiful hard wood flooring and wood accents throughout, generous sized windows and skylights make the home bright with natural sunlight, a large deck for entertaining or simply enjoying the serene surroundings.

Additional Property Information

List # :	W020967	Front:		Roofing:	Other	Septic:	Y
Rent Cov:	Res – Standard Resid	Cnstrct:	Frame	Heating:	Electric	Water:	Well
R. Mgnt Co:		ExtFinish:	Wood	Plumbing:	Mixed	Electricity:	Y
R. Mgnt Ph:		Flooring:	Other	Sewer:	N	Propane:	N
C. Feat:	Garden Area			Depth:			

Chalet Features

Microwave:	N	Garburator:	N	Stove:	Y	Washer:	Y	Wind Cov:	Y	Sauna:	N	Central Vac:	N
D. Washer:	Y	Compactor:	N	Fridge:	Y	Cable:	Y	Security:	N	Hot Tub:	N	Furnishings:	N
Dryer:	Y	AC:	N	Ntr Gas:	N	MLS? :	Y	Stm Rm:	N	Pool:	N		

Strata Information

Strata Mgnt:		S Fees:	\$358
S. Mgnt Ph:		Freq:	Annually
SM Addrss:			

Legal Information

PID:	023-969-610	Plan:	KAS 1967	Folio:	2410101	Lot:	1
Title:	Freehold	DisLot:	1543	Block:			
Zoning:	RR1 - Rural One						

Selling Info

Sold Date:	04/18/2011	Sold Price:	\$522,500
Print Date:	08/01/2011		

**Compliments of Susan Smith
934 Erickson Road, Pemberton,**



Status:	Sold	Type:	Chalet with acre
List Date:	04/27/2010	List Price:	\$649,000
City:	Pemberton	Org Price:	\$829,000
Area:	Pemberton..	Sold Price:	\$620,000 *
Complex:			
Bedrooms:	4.0	Size:	2,800
Bathrooms:	3.00	Land Size:	5 Acres
Built:	1975	Stories:	2
HST?:	N	Park Spcs:	
Park Type:	Carport	Fireplaces:	1
FP Type:	Wood	Basement:	Crawl Space
Suite:	N	Tax:	\$1,724
Suite Brm:		Tax Yr:	2010
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	RE/MAX

360 degree views from this 5 acre landscaped, gated & fenced beautiful property. Home has been completely reno'd with hardwood, terracotta tile, granite counters, stainless appliances and Miele washer/dryer. Home has a complete walk around covered deck on upper floor. Privacy is second to none. 20x40 swimming pool. Showing on short notice.

Additional Property Information

List # :	W019613	Front:		Roofing:	Metal	Septic:	N
Rent Cov:	Res – Standard Resid	Cnstrct:	Frame	Heating:	Electric	Water:	Well
R. Mgnt Co:		ExtFinish:	Stucco	Plumbing:	Copper	Electricity:	Y
R. Mgnt Ph:		Flooring:	Mixed	Sewer:	N	Propane:	N
C. Feat:	Outdoor Pool			Depth:			

Chalet with acreage Features

Microwave:	N	Garburator:	N	Stove:	Y	Washer:	Y	Wind Cov:	Y	Sauna:	N	Central Vac:	N
D. Washer:	Y	Compactor:	N	Fridge:	Y	Cable:	N	Security:	N	Hot Tub:	N	Furnishings:	N
Dryer:	Y	AC:	N	Ntr Gas:	N	MLS? :	Y	Stm Rm:	N	Pool:	Y		

Legal Information

PID:	007-733-909	Plan:	20766	Folio:	1272000	Lot:	3
Title:	Freehold	DisLot:	183	Block:			
Zoning:	RS1 - Single Family One						

Selling Info

Sold Date:	04/22/2011	Sold Price:	\$620,000
Print Date:	08/01/2011		

Compliments of Susan Smith
7705 Pemberton Meadows Road, Squamish Lillooet District,



Status:	Sold	Type:	Chalet with acre
List Date:	02/24/2011	List Price:	\$939,000
City:	Pemberton	Org Price:	\$939,000
Area:	Squamish Lilloo..	Sold Price:	\$927,000
Complex:		Size:	2,600
Bedrooms:	4.0	Land Size:	2.3 acres
Bathrooms:	5.50	Stories:	2
Built:	RENO	Park Spcs:	
HST?:	N	Fireplaces:	3
Park Type:	2 Car Garage	Basement:	None
FP Type:	Gas	Tax:	\$2,241
Suite:	N	Tax Yr:	2010
Suite Brm:		IUD:	
Suite Rent:		TW Freq:	
TW Fee:		List Co:	Thorn

Absolutely charming residence on 2.3 acres with all day sunshine and panoramic mountain views and only a short drive to Pemberton Village. The flexible floor plan allows for multiple uses.

Additional Property Information

List # :	W021062	Front:		Roofing:	Metal	Septic:	Y
Rent Cov:	LUC - Land Use Contr	Cnstrct:	Frame	Heating:	Elec/Forced Air/Rad	Water:	Municipal
R. Mgnt Co:		ExtFinish:	Wood	Plumbing:	Mixed	Electricity:	Y
R. Mgnt Ph:		Flooring:	Mixed	Sewer:	N	Propane:	Y
C. Feat:				Depth:			

Chalet with acreage Features

Microwave:	N	Garburator:	N	Stove:	Y	Washer:	Y	Wind Cov:	N	Sauna:	N	Central Vac:	N
D. Washer:	Y	Compactor:	N	Fridge:	Y	Cable:	Y	Security:	N	Hot Tub:	Y	Furnishings:	N
Dryer:	Y	AC:	Y	Ntr Gas:	N	MLS? :	Y	Stm Rm:	N	Pool:	Y		

Legal Information

PID:	008-212-830	Plan:	18730	Folio:	930000	Lot:	6
Title:	Freehold	DisLot:	166	Block:			
Zoning:	ALR - Agricultural Land Reserve						

Selling Info

Sold Date:	04/29/2011	Sold Price:	\$927,000
Print Date:	08/01/2011		