

**Compliments of Susan Smith  
1490 Harrow Street, Pemberton,**



Status:	<b>Sold</b>	Type:	<b>Chalet</b>	
List Date:	<b>12/16/2009</b>	List Price:	<b>\$459,000</b>	
City:	<b>Pemberton</b>	Org Price:	<b>\$524,900</b>	
Area:	<b>Pemberton..</b>	Sold Price:	<b>\$402,000</b>	*
Complex:		Size:	<b>2,366</b>	
Bedrooms:	<b>4.5</b>	Land Size:		
Bathrooms:	<b>3.00</b>	Stories:	<b>2</b>	
Built:	<b>1988</b>	Park Spcs:	<b>4</b>	
HST?:	<b>N</b>	Fireplaces:		
Park Type:	<b>Mixed</b>	Basement:	<b>None</b>	
FP Type:		Tax:	<b>\$2,361</b>	
Suite:	<b>Y</b>	Tax Yr:	<b>2009</b>	
Suite Brm:	<b>0.50</b>	IUD:		
Suite Rent:		TW Freq:		
TW Fee:		List Co:	<b>RE/MAX</b>	

Featuring a spacious home in Cottonwood Glen on a lovely treed corner lot with a fully fenced yard. Enjoy magnificent views of Mount Currie and the farm across the street. New roof installed in October 2010. Nice deck & patio for indoor/outdoor living.

**Additional Property Information**

List # :	<b>W018884</b>	Front:		Roofing:	<b>Shingle</b>	Septic:	<b>N</b>
Rent Cov:	<b>Res – Standard Resid</b>	Cnstrct:	<b>Frame</b>	Heating:	<b>Electric</b>	Water:	<b>Municipal</b>
R. Mgnt Co:		ExtFinish:	<b>Vinyl</b>	Plumbing:	<b>Mixed</b>	Electricity:	<b>Y</b>
R. Mgnt Ph:		Flooring:	<b>Mixed</b>	Sewer:	<b>Y</b>	Propane:	<b>N</b>
C. Feat:				Depth:			

**Chalet Features**

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

**Legal Information**

PID:	<b>025-819-453</b>	Plan:	<b>39891</b>	Folio:	<b>328005</b>	Lot:	<b>A</b>
Title:	<b>Freehold</b>	DisLot:	<b>203</b>	Block:			
Zoning:	<b>RS1 - Single Family One</b>						

**Selling Info**

Sold Date:	<b>07/14/2011</b>	Sold Price:	<b>\$402,000</b>
Print Date:	<b>10/11/2011</b>		

**Compliments of Susan Smith**  
**7455 Beechwood Avenue, Pemberton,**



Status:	<b>Sold</b>	Type:	<b>Chalet</b>
List Date:	<b>06/10/2011</b>	List Price:	<b>\$497,000</b>
City:	<b>Pemberton</b>	Org Price:	<b>\$497,000</b>
Area:	<b>Pemberton..</b>	Sold Price:	<b>\$484,000</b>
Complex:		Size:	<b>2,066</b>
Bedrooms:	<b>4.0</b>	Land Size:	<b>17330</b>
Bathrooms:	<b>2.00</b>	Stories:	<b>2</b>
Built:	<b>2002</b>	Park Spcs:	<b>3</b>
HST?:	<b>N</b>	Fireplaces:	<b>1</b>
Park Type:	<b>Open</b>	Basement:	<b>Part. Finished</b>
FP Type:	<b>Propane</b>	Tax:	<b>\$3,444</b>
Suite:	<b>N</b>	Tax Yr:	<b>2010</b>
Suite Brm:		IUD:	
Suite Rent:		TW Freq:	
TW Fee:		List Co:	<b>RE/MAX</b>

Enjoy the privacy and breathtaking views from this 4 bedroom home overlooking the Pemberton Valley and toward Mount Currie. Sturdy log post and beam accents allow a long span through the main floor creating a nice open layout. Three spacious decks capture the views and encourage indoor/outdoor living. All these features combined with a beautifully remodelled master bathroom and vaulted bedrooms ceilings with grand windows take full advantage of all 2,066 square feet.

**Additional Property Information**

List # :	<b>W021572</b>	Front:		Roofing:	<b>Metal</b>	Septic:	<b>N</b>
Rent Cov:	<b>Res – Standard Resid</b>	Cnstrct:	<b>Frame</b>	Heating:	<b>Electric</b>	Water:	<b>Municipal</b>
R. Mgnt Co:		ExtFinish:	<b>Wood</b>	Plumbing:	<b>Mixed</b>	Electricity:	<b>Y</b>
R. Mgnt Ph:		Flooring:	<b>Mixed</b>	Sewer:	<b>Y</b>	Propane:	<b>Y</b>
C. Feat:				Depth:			

**Chalet Features**

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

**Legal Information**

PID:	<b>024-585-289</b>	Plan:	<b>KAS2170</b>	Folio:	<b>0</b>	Lot:	<b>6</b>
Title:	<b>Freehold</b>	DisLot:	<b>203</b>	Block:			
Zoning:	<b>RS1 - Single Family One</b>						

**Selling Info**

Sold Date:	<b>07/08/2011</b>	Sold Price:	<b>\$484,000</b>
Print Date:	<b>10/11/2011</b>		

**Compliments of Susan Smith  
1464 Olive Street, Pemberton,**



Status:	<b>Sold</b>	Type:	<b>Chalet</b>
List Date:	<b>04/30/2011</b>	List Price:	<b>\$619,000</b>
City:	<b>Pemberton</b>	Org Price:	<b>\$619,000</b>
Area:	<b>Pemberton..</b>	Sold Price:	<b>\$596,000</b>
Complex:		Size:	<b>3,300</b>
Bedrooms:	<b>5.0</b>	Land Size:	<b>8655</b>
Bathrooms:	<b>4.00</b>	Stories:	<b>3</b>
Built:	<b>1997</b>	Park Spcs:	<b>4</b>
HST?:	<b>N</b>	Fireplaces:	<b>1</b>
Park Type:	<b>2 Car Garage</b>	Basement:	<b>Finished</b>
FP Type:		Tax:	<b>\$4,174</b>
Suite:	<b>Y</b>	Tax Yr:	<b>2010</b>
Suite Brm:	<b>1.00</b>	IUD:	
Suite Rent:		TW Freq:	
TW Fee:		List Co:	<b>RE/MAX</b>

Beautiful mountain country home offering its owners lots of space and lots of character. Spacious, with a huge media room, open main floor plan excellent for entertaining replete with large open kitchen with heated flooring. Incredible timber accents, lots of natural sunlight and stunning views of Mt. Currie from all windows and decks on the rear facing side of the home including the vaulted ceiling windows of the master bedroom and its sky-lit ensuite heated floor bathroom. Private fenced yard and a spacious 1 bedroom, 1 bathroom revenue suite as a mortgage help or guest/nanny suite. Home includes 2 den/offices, powder room, and an ensuited 2nd master bedroom off the media room. This home is tucked away on a cul-du-sac and is a great family home with its size, bedrooms, layout and location - with room to spare.

**Additional Property Information**

List # :	<b>W021347</b>	Front:	<b>94.3</b>	Roofing:	<b>Metal</b>	Septic:	<b>N</b>
Rent Cov:	<b>Res - Standard Resid</b>	Cnstrct:	<b>Frame</b>	Heating:	<b>Electric</b>	Water:	<b>Municipal</b>
R. Mgnt Co:		ExtFinish:	<b>Wood</b>	Plumbing:	<b>Mixed</b>	Electricity:	<b>Y</b>
R. Mgnt Ph:		Flooring:	<b>Mixed</b>	Sewer:	<b>Y</b>	Propane:	<b>N</b>
C. Feat:				Depth:	<b>113.47</b>		

**Chalet Features**

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

**Legal Information**

PID:	<b>019-021-518</b>	Plan:	<b>KAP53495</b>	Folio:	<b>0</b>	Lot:	<b>6</b>
Title:	<b>Freehold</b>	DisLot:	<b>203</b>	Block:			
Zoning:	<b>RS1 - Single Family One</b>						

**Selling Info**

Sold Date:	<b>07/11/2011</b>	Sold Price:	<b>\$596,000</b>
Print Date:	<b>10/11/2011</b>		

**Compliments of Susan Smith**  
**7650 Ryan Creek Road, Pemberton,**



Status:	<b>Sold</b>	Type:	<b>Chalet with acre</b>
List Date:	<b>07/10/2010</b>	List Price:	<b>\$795,000</b>
City:	<b>Pemberton</b>	Org Price:	<b>\$1,150,000</b>
Area:	<b>Pemberton..</b>	Sold Price:	<b>\$730,000</b> *
Complex:			
Bedrooms:	<b>3.0</b>	Size:	<b>3,015</b>
Bathrooms:	<b>2.50</b>	Land Size:	<b>4.56 Acres</b>
Built:	<b>1991</b>	Stories:	<b>2</b>
HST?:	<b>N</b>	Park Spcs:	<b>8</b>
Park Type:		Fireplaces:	<b>2</b>
FP Type:	<b>Propane</b>	Basement:	<b>None</b>
Suite:	<b>N</b>	Tax:	<b>\$3,082</b>
Suite Brm:		Tax Yr:	<b>2009</b>
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	<b>RE/MAX</b>

**SIGNIFICANT PRICE REDUCTION!!! Seller motivated to sell. Will look at all reasonable offers. Unique Listing: This wonderfully secluded property lies nestled among magnificent old growth cedars on the Ryan River. 4.56 acres with river frontage and a spectacular view of Mount Currie. Perfect for a family, summer vacationers or someone looking to operate a B&B. This newly renovated house lays claim to 3 bedrooms, 2.5 bathrooms, a large living area, perfect for studio space, and plenty of storage. An out building/barn to the north of the house provides for options of boarding horses or storage. This lot offers unparalleled privacy and is only 10 minutes from town.**

**Additional Property Information**

List # :	<b>W020071</b>	Front:		Roofing:	<b>Metal</b>	Septic:	<b>Y</b>
Rent Cov:	<b>None</b>	Cnstrct:	<b>Frame</b>	Heating:	<b>Electric</b>	Water:	<b>Well</b>
R. Mgnt Co:		ExtFinish:	<b>Wood</b>	Plumbing:		Electricity:	<b>Y</b>
R. Mgnt Ph:		Flooring:	<b>Mixed</b>	Sewer:	<b>N</b>	Propane:	<b>N</b>
C. Feat:				Depth:			

**Chalet with acreage Features**

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

**Legal Information**

PID:	<b>013-495-267</b>	Plan:	<b>0</b>	Folio:	<b>3320000</b>	Lot:	<b>0</b>
Title:	<b>Freehold</b>	DisLot:	<b>6746</b>	Block:	<b>A</b>		
Zoning:	<b>RR1 - Rural One</b>						

**Selling Info**

Sold Date:	<b>07/22/2011</b>	Sold Price:	<b>\$730,000</b>
Print Date:	<b>10/11/2011</b>		

**Compliments of Susan Smith**  
**DL 201 Pemberton Meadow Road, Pemberton,**



Status:	<b>Sold</b>	Type:	<b>Vacant Land</b>
List Date:	<b>04/28/2011</b>	List Price:	<b>\$1,750,000</b>
City:	<b>Pemberton</b>	Org Price:	<b>\$1,750,000</b>
Area:	<b>Pemberton..</b>	Sold Price:	<b>\$1,567,500</b>
Complex:		Size:	
Bedrooms:		Land Size:	<b>160 acres</b>
Bathrooms:		Stories:	
Built:		Park Spcs:	
HST?:	<b>N</b>	Fireplaces:	
Park Type:		Basement:	
FP Type:		Tax:	<b>\$500</b>
Suite:	<b>N</b>	Tax Yr:	<b>2009</b>
Suite Brm:		IUD:	
Suite Rent:		TW Freq:	
TW Fee:		List Co:	<b>WREC</b>

Great sun and stunning views from this 160 acre parcel that is made up of approx. 100 acres of AGR farmland and 60 acres of hillside RR1 property. Located close to town the property offers many opportunities. This is very fertile agriculture land with access to irrigation from surface water on the property and is wonderful opportunity to own a parcel of land that offers amazing privacy.

**Additional Property Information**

List # :	<b>W021336</b>	Front:		Roofing:		Septic:	<b>N</b>
Rent Cov:	<b>Res – Standard Resid</b>	Cnstrct:		Heating:		Water:	
R. Mgnt Co:		ExtFinish:		Plumbing:		Electricity:	<b>N</b>
R. Mgnt Ph:		Flooring:		Sewer:	<b>N</b>	Propane:	<b>N</b>
C. Feat:				Depth:			

**Vacant Land Features**

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

**Legal Information**

PID:	<b>013-057-375</b>	Plan:	<b>KK 18451F</b>	Folio:	<b>1360000</b>	Lot:	<b>0</b>
Title:	<b>Freehold</b>	DisLot:	<b>201</b>	Block:			
Zoning:	<b>RR1 - Rural One</b>						

**Selling Info**

Sold Date:	<b>07/24/2011</b>	Sold Price:	<b>\$1,567,500</b>
Print Date:	<b>10/11/2011</b>		



**Compliments of Susan Smith  
2948 Stanley Road, Birken,**



Status:	<b>Sold</b>	Type:	<b>Chalet with acre</b>
List Date:	<b>02/21/2011</b>	List Price:	<b>\$475,000</b>
City:	<b>SLRD</b>	Org Price:	<b>\$475,000</b>
Area:	<b>Birken..</b>	Sold Price:	<b>\$467,000</b>
Complex:		Size:	<b>1,776</b>
Bedrooms:	<b>2.5</b>	Land Size:	<b>2.52 acres</b>
Bathrooms:	<b>2.00</b>	Stories:	<b>3</b>
Built:	<b>2005</b>	Park Spcs:	
HST?:	<b>N</b>	Fireplaces:	<b>1</b>
Park Type:	<b>Garage/Open</b>	Basement:	<b>Finished</b>
FP Type:	<b>Wood</b>	Tax:	<b>\$1,849</b>
Suite:	<b>Y</b>	Tax Yr:	<b>2010</b>
Suite Brm:		IUD:	
Suite Rent:		TW Freq:	
TW Fee:		List Co:	<b>WREC</b>

This custom hideaway on 2.5 acres is a must see! The home may be configured as a Cottage with loft and additional 2 bedroom suite or as a 2 bedroom + loft cabin. Some features include custom pine cabinetry, gas stove, pine trim and ceiling, bluestone bar and fireplace hearth, heated bluestone flooring in the entrance and main bathroom, oak hardwood flooring throughout and custom log stairs and railings. The lawn and gardens are fully irrigated and beautifully landscaped with a custom stone fire area. the large exterior shop is fully insulated with a 16 x 10 custom roll up door and steel beam engineered for a chain hoist, there is also an attached covered area for a boat or car.

**Additional Property Information**

List # :	<b>W021017</b>	Front:		Roofing:	<b>Metal</b>	Septic:	<b>Y</b>
Rent Cov:	<b>Res – Standard Resid</b>	Cnstrct:	<b>Frame</b>	Heating:	<b>Wood</b>	Water:	<b>Well</b>
R. Mgnt Co:		ExtFinish:	<b>Wood</b>	Plumbing:	<b>Mixed</b>	Electricity:	<b>Y</b>
R. Mgnt Ph:		Flooring:	<b>Mixed</b>	Sewer:	<b>N</b>	Propane:	<b>N</b>
C. Feat:				Depth:			

**Chalet with acreage Features**

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

**Legal Information**

PID:	<b>025-006-754</b>	Plan:	<b>KAP68718</b>	Folio:	<b>2460002</b>	Lot:	<b>2</b>
Title:	<b>Freehold</b>	DisLot:	<b>1548</b>	Block:			
Zoning:	<b>RR1 - Rural One</b>						

**Selling Info**

Sold Date:	<b>07/14/2011</b>	Sold Price:	<b>\$467,000</b>
Print Date:	<b>10/11/2011</b>		