

Compliments of Lisa Hilton
9264 Pemberton Portage Road, Pemb.Rural/Birken,



Status:	Sold	Type:	Chalet with acre
List Date:	09/04/2011	List Price:	\$415,000
City:	Pemberton	Org Price:	\$415,000
Area:	Pemb.Rural/Bir..	Sold Price:	\$378,000
Complex:		Size:	1,240
Bedrooms:	3.0	Land Size:	62,291
Bathrooms:	2.00	Stories:	1
Built:	1979	Park Spcs:	
HST?:	N	Fireplaces:	1
Park Type:	2 Car Garage	Basement:	Crawl Space
FP Type:	Airtight	Tax:	\$1,123
Suite:	N	Tax Yr:	2010
Suite Brm:		IUD:	
Suite Rent:		TW Freq:	
TW Fee:		List Co:	SWCR

This charming bungalow is nestled on 1.43 acres in a sunny, private setting right on Gates River. The home has been meticulously maintained, and was fully renovated in 2009 with cherry and maple cabinetry throughout, new doors and energy star windows, new metal roof, on demand tank-less propane heater, electric heaters, new insulation and more! The 650 sq ft workshop is insulated, wired and has 220 v plugs and airlines. There are 2 outbuildings, a pump house serving an artesian well, and 600 sq ft of waterproof storage under the deck. Mountain and river views, nearby alpine access, outdoor recreation, privacy and a year round paved road approach make this home an exceptional choice. Call today to view!

Additional Property Information

List # :	W022053	Front:	166	Roofing:	Metal	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:	Mixed	Sewer:	N	Propane:	N
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:	N	Security:	N	Hot Tub:	N	Furnishings:	N
Dryer:	Y	AC:	N	Ntr Gas:	N	MLS? :	Y	Stm Rm:	N	Pool:	N		

Legal Information

PID:	008-668-213	Plan:	16250	Folio:	2466000	Lot:	2
Title:	Freehold	DisLot:	1548	Block:			
Zoning:	RR1 - Rural One						

Selling Info

Sold Date:	12/09/2011	Sold Price:	\$378,000
Print Date:	02/15/2012		

Compliments of Lisa Hilton
1450 Alder Street, Pemberton,



Status:	Sold	Type:	Chalet	
List Date:	05/30/2011	List Price:	\$485,000	
City:	Pemberton	Org Price:	\$519,000	
Area:	Pemberton..	Sold Price:	\$450,000	*
Complex:				
Bedrooms:	3.5	Size:	2,452	
Bathrooms:	2.00	Land Size:	7532	
Built:	1998	Stories:	2	
HST?:	N	Park Spcs:		
Park Type:		Fireplaces:	1	
FP Type:	Gas	Basement:	Crawl Space	
Suite:	Y	Tax:	\$3,365	
Suite Brm:	1.00	Tax Yr:	2011	
Suite Rent:	\$650	IUD:		
TW Fee:		TW Freq:		
		List Co:	WREC	

Enjoy fabulous mountain views from this great family home. The spacious kitchen with an island and a generous dining area, open concept living room, 3 bedrooms and den plus a huge 2 car garage and plenty of storage make this home perfect for you. Bonus 1 bedroom revenue suite plus huge over height crawl space! Steps to the high school, town and trails. \$30,000 of new Hardy Plank applied to the exterior this spring.

Additional Property Information

List # :	W021500	Front:		Roofing:	Metal	Septic:	N
Rent Cov:	None	Cnstrct:	Frame	Heating:	Electric	Water:	Municipal
R. Mgnt Co:		ExtFinish:	Vinyl	Plumbing:	Mixed	Electricity:	N
R. Mgnt Ph:		Flooring:	Mixed	Sewer:	N	Propane:	N
C. Feat:				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:	N	Security:	N	Hot Tub:	N	Furnishings:	N
Dryer:	Y	AC:	N	Ntr Gas:	N	MLS? :	Y	Stm Rm:	N	Pool:	N		

Legal Information

PID:	024-186-988	Plan:	KAP 62081	Folio:	8009	Lot:	9
Title:	Freehold	DisLot:	165	Block:			
Zoning:	RR1 - Rural One						

Selling Info

Sold Date:	12/12/2011	Sold Price:	\$450,000
Print Date:	02/15/2012		

**Compliments of Lisa Hilton
1762 Pinewood Drive, Pemberton,**



Status:	Sold	Type:	Chalet	
List Date:	10/19/2011	List Price:	\$534,999	
City:	Pemberton	Org Price:	\$549,000	
Area:	Pemberton..	Sold Price:	\$522,500	*
Complex:		Size:	2,543	
Bedrooms:	3.0	Land Size:	10871	
Bathrooms:	2.00	Stories:	2	
Built:	2007	Park Spcs:	6	
HST?:	N	Fireplaces:	1	
Park Type:	2 Car Garage	Basement:	Crawl Space	
FP Type:	Propane	Tax:	\$4,085	
Suite:	Y	Tax Yr:	2011	
Suite Brm:	2.00	IUD:		
Suite Rent:	\$800	TW Freq:		
TW Fee:		List Co:	WREC	

Beautiful, custom built three bedroom home in one of the most desirable neighbourhoods, Pemberton Plateau. The house is perched on a private bluff that captures views down the valley towards Duffy Lake... truly a one of a kind! This open floor plan is perfect for entertaining; designed with an abundance of windows to take in the light & views, vaulted ceiling and wrap around deck. Generous sized rooms, two car garage, two bedroom suite, plenty of parking & storage are just a few of the features. This is a very liveable family home, call today to arrange a showing!

Additional Property Information

List # :	W022244	Front:		Roofing:		Septic:	N
Rent Cov:	Res – Standard Resid	Cnstrct:	Frame	Heating:	Electric/Propane	Water:	Municipal
R. Mgnt Co:		ExtFinish:		Plumbing:	Mixed	Electricity:	Y
R. Mgnt Ph:		Flooring:	Mixed	Sewer:	Y	Propane:	Y
C. Feat:				Depth:			

Chalet Features

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

Strata Information

Strata Mgnt:		S Fees:	\$300
S. Mgnt Ph:		Freq:	Annually
SM Addrss:			

Legal Information

PID:	025-516-159	Plan:	KAS1994	Folio:	51994041	Lot:	41
Title:	Freehold	DisLot:	211	Block:			
Zoning:	R1 - Residential						

Selling Info

Sold Date:	12/16/2011	Sold Price:	\$522,500
Print Date:	02/15/2012		

Compliments of Lisa Hilton

1766 Pinewood Drive, Pemberton, Pemberton Plateau Townhomes



Status:	Sold	Type:	Chalet
List Date:	06/23/2011	List Price:	\$1,199,000
City:	Pemberton	Org Price:	\$1,199,000
Area:	Pemberton..	Sold Price:	\$1,100,000
Complex:	Pemberton Plateau Townhomes		
Bedrooms:	5.0	Size:	4,400
Bathrooms:	4.50	Land Size:	15069
Built:	2006	Stories:	3
HST?:	N	Park Spcs:	6
Park Type:	2 Car Garage	Fireplaces:	3
FP Type:	Wood/Gas	Basement:	Crawl Space
Suite:	Y	Tax:	\$6,564
Suite Brm:	1.00	Tax Yr:	2011
Suite Rent:	\$800	IUD:	
TW Fee:		TW Freq:	
		List Co:	Thorn

A fine example of a quality built home, so perfectly designed to take full advantage of the commanding views of the Valley below and the majestic Mount Currie, the well proportioned and generous spaces created make this home function ideally for a large family who love to entertain, and who enjoy the finer things in life! It is obvious that plenty of thought and good taste have gone into the construction of this home! Five bedrooms, 4.5 bathrooms large games/entertainment room, includes a separate 1 bedroom guest suite above the detached garage! The hot tub takes in the views and great privacy, the property is well landscaped, and has plenty of decks and patio spaces to embrace the warm weather that Pemberton Valley enjoys!!

Additional Property Information

List # :	W021641	Front:		Roofing:	Metal	Septic:	Y
Rent Cov:	None	Cnstrct:	Frame	Heating:	Propane	Water:	Municipal
R. Mgnt Co:		ExtFinish:	Wood	Plumbing:	Mixed	Electricity:	Y
R. Mgnt Ph:		Flooring:	Mixed	Sewer:	Y	Propane:	Y
C. Feat:				Depth:			

Chalet Features

Microwave:	Y	Garburator:	Y	Stove:	Y	Washer:	Y	Wind Cov:	N	Sauna:	N	Central Vac:	N
D. Washer:	Y	Compactor:	N	Fridge:	Y	Cable:	Y	Security:	Y	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:	\$300
S. Mgnt Ph:		Freq:	Annually
SM Addrss:			

Legal Information

PID:	025-516-175	Plan:	KAS1994	Folio:	51994043	Lot:	43
Title:	Freehold	DisLot:	211	Block:			
Zoning:	RS1 - Single Family One						

Selling Info

Sold Date:	12/10/2011	Sold Price:	\$1,100,000
Print Date:	02/15/2012		