

**Compliments of Lisa Hilton**  
**7467 3 Prospect Street, Pemberton,**



Status:	<b>Sold</b>	Type:	<b>Duplex</b>
List Date:	<b>01/13/2012</b>	List Price:	<b>\$355,000</b>
City:	<b>Pemberton</b>	Org Price:	<b>\$355,000</b>
Area:	<b>Pemberton..</b>	Sold Price:	<b>\$342,000</b>
Complex:		Size:	<b>1,980</b>
Bedrooms:	<b>4.0</b>	Land Size:	
Bathrooms:	<b>3.00</b>	Stories:	<b>2</b>
Built:	<b>1994</b>	Park Spcs:	<b>4</b>
HST?:	<b>N</b>	Fireplaces:	<b>1</b>
Park Type:		Basement:	<b>None</b>
FP Type:	<b>Wood</b>	Tax:	<b>\$2,077</b>
Suite:	<b>N</b>	Tax Yr:	<b>2011</b>
Suite Brm:		IUD:	
Suite Rent:		TW Freq:	
TW Fee:		List Co:	<b>RE/MAX</b>

Beautifully updated 4 bedroom, 3 bath half duplex in Meadows Lane, Pemberton. This centrally located home offers pastoral valley views from the big sundec, fully fenced garden and two car garage and is partially furnished. Close to shopping yet nestled in a quiet setting. Ground floor can be easily converted into a self-contained revenue suite. Easy to show. Tenant-occupied.

**Additional Property Information**

List # :	<b>W022564</b>	Front:		Roofing:	<b>Metal</b>	Septic:	<b>N</b>
Rent Cov:	<b>Phase I</b>	Cnstrct:	<b>Frame</b>	Heating:	<b>Electric</b>	Water:	<b>Municipal</b>
R. Mgnt Co:		ExtFinish:	<b>Wood</b>	Plumbing:	<b>Copper</b>	Electricity:	<b>Y</b>
R. Mgnt Ph:		Flooring:	<b>Mixed</b>	Sewer:	<b>Y</b>	Propane:	<b>N</b>
C. Feat:				Depth:			

**Duplex 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>Y</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>018-364-411</b>	Plan:	<b>KAS1287</b>	Folio:	<b>51287003</b>	Lot:	<b>3</b>
Title:	<b>Freehold</b>	DisLot:	<b>202</b>	Block:			
Zoning:	<b>R1 - Residential</b>						

**Selling Info**

Sold Date:	<b>01/30/2012</b>	Sold Price:	<b>\$342,000</b>
Print Date:	<b>05/21/2012</b>		

**Compliments of Lisa Hilton**  
**7780 Owl Ridge Road, Pemberton,**



Status:	<b>Sold</b>	Type:	<b>Chalet with acre</b>
List Date:	<b>04/15/2011</b>	List Price:	<b>\$479,000</b>
City:	<b>Pemberton</b>	Org Price:	<b>\$549,000</b>
Area:	<b>Pemberton..</b>	Sold Price:	<b>\$474,000</b> *
Complex:		Size:	<b>900</b>
Bedrooms:	<b>2.0</b>	Land Size:	<b>4.99 acres</b>
Bathrooms:	<b>2.00</b>	Stories:	<b>2</b>
Built:	<b>2006</b>	Park Spcs:	
HST?:	<b>N</b>	Fireplaces:	
Park Type:	<b>2 Car Garage</b>	Basement:	<b>None</b>
FP Type:		Tax:	<b>\$2,216</b>
Suite:	<b>N</b>	Tax Yr:	<b>2010</b>
Suite Brm:		IUD:	
Suite Rent:		TW Freq:	
TW Fee:		List Co:	<b>WREC</b>

**Well built 2 bedroom plus loft home situated above the 2 car garage and workshop. This is a great property located in Owl Ridge with 4.99 acres of land to call your own. It offers great views, irrigated grounds, a nice patio setting, fenced chicken coop and large garden, storage/utility shed complete with a septic system and building site prepped for a future residence.**

**Additional Property Information**

List # :	<b>W021291</b>	Front:		Roofing:	<b>Metal</b>	Septic:	<b>Y</b>
Rent Cov:	<b>None</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>Wood</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>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>023-378-841</b>	Plan:	<b>KAP56537</b>	Folio:	<b>0</b>	Lot:	<b>2</b>
Title:	<b>Freehold</b>	DisLot:	<b>1544</b>	Block:			
Zoning:	<b>RR1 - Rural One</b>						

**Selling Info**

Sold Date:	<b>01/16/2012</b>	Sold Price:	<b>\$474,000</b>
Print Date:	<b>05/21/2012</b>		

**Compliments of Lisa Hilton**  
**1334 Collins Road, Pemberton,**



Status:	<b>Sold</b>	Type:	<b>Chalet with acre</b>
List Date:	<b>01/31/2011</b>	List Price:	<b>\$849,000</b>
City:	<b>Pemberton</b>	Org Price:	<b>\$899,900</b>
Area:	<b>Pemberton..</b>	Sold Price:	<b>\$780,000</b> *
Complex:			
Bedrooms:	<b>8.0</b>	Size:	<b>3,998</b>
Bathrooms:	<b>6.50</b>	Land Size:	<b>10.07 acres</b>
Built:	<b>1995</b>	Stories:	<b>3</b>
HST?:	<b>N</b>	Park Spcs:	<b>4 +</b>
Park Type:	<b>Open</b>	Fireplaces:	
FP Type:		Basement:	<b>Crawl Space</b>
Suite:	<b>Y</b>	Tax:	<b>\$4,711</b>
Suite Brm:	<b>2.00</b>	Tax Yr:	<b>2010</b>
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	<b>WREC</b>

Enjoy stunning views of Mount Currie from this spacious bed & breakfast home on 10+ acres within the Village of Pemberton. A little TLC to this 10 bedroom home can make it shine. There is opportunity for extra revenue as there are 3 separate and comfortable living spaces within the home and zoning allows for a bed & breakfast or B&B Inn. The expansive and landscaped lawn is perfect for entertaining complete with pond and waterfall; there is also plenty of room for horses or hobby farming. Excellent revenue potential and priced competitively for the current market. This is the time to take advantage of an amazing opportunity.

**Additional Property Information**

List # :	<b>W020934</b>	Front:	<b>101.4</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>Vinyl</b>	Plumbing:	<b>Copper</b>	Electricity:	<b>Y</b>
R. Mgnt Ph:		Flooring:	<b>Mixed</b>	Sewer:	<b>Y</b>	Propane:	<b>Y</b>
C. Feat:				Depth:	<b>402.3</b>		

**Chalet with acreage 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>012-183-687</b>	Plan:	<b>KAP883</b>	Folio:	<b>600000</b>	Lot:	<b>49</b>
Title:	<b>Freehold</b>	DisLot:	<b>164</b>	Block:			
Zoning:	<b>AGR-PFZ - Agricultural Pemberton Fringe Zone</b>						

**Selling Info**

Sold Date:	<b>01/31/2012</b>	Sold Price:	<b>\$780,000</b>
Print Date:	<b>05/21/2012</b>		