

Compliments of Lisa Hilton
7617 24 Pemberton Meadows Road, Pemberton,



Status:	Sold	Type:	Mobile Home
List Date:	01/23/2012	List Price:	\$119,000
City:	Pemberton	Org Price:	\$119,000
Area:	Pemberton..	Sold Price:	\$102,000
Complex:		Size:	1,200
Bedrooms:	3.0	Land Size:	
Bathrooms:	2.00	Stories:	1
Built:	9999	Park Spcs:	4
HST?:	N	Fireplaces:	
Park Type:	Open	Basement:	Crawl Space
FP Type:		Tax:	\$442
Suite:	N	Tax Yr:	2011
Suite Brm:		IUD:	
Suite Rent:		TW Freq:	
TW Fee:		List Co:	RE/MAX

You won't believe where you are inside or standing in the garden of this property. Nestled in the far corner of Kiaora Court in Pemberton is this spacious 1200 sq ft. 3 bedroom 2 bathroom manufactured home on a double wide fully fenced lot. Surrounded by pastoral scenes of farms and views of beautiful Mt. Currie, you will enjoy the peace and serenity of country living at a fraction of the cost of any other accommodation anywhere. Lots of natural lighting provided by several skylights throughout. Built in 1991, this tidy unit has had many recent upgrades including recent appliances, new plumbing in master bedroom ensuite bathroom, new furnace motor and fresh paint. Excellent starter home or revenue generator earning \$1000/month.

Additional Property Information

List # :	W022620	Front:		Roofing:	Metal	Septic:	N
Rent Cov:	Phase I	Cnstrct:	Frame	Heating:	Electric	Water:	Municipal
R. Mgnt Co:		ExtFinish:	Vinyl	Plumbing:	Copper/Plastic	Electricity:	Y
R. Mgnt Ph:		Flooring:	Mixed	Sewer:	Y	Propane:	Y
C. Feat:	Parking Surface			Depth:			

Mobile Home 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:	Y	Ntr Gas:	N	MLS? :	Y	Stm Rm:	N	Pool:	N		

Strata Information

Strata Mgnt:		S Fees:	\$288
S. Mgnt Ph:		Freq:	Monthly
SM Addrss:			

Legal Information

PID:	800-056-183	Plan:	00	Folio:	67088	Lot:	00
Title:	Freehold	DisLot:	00	Block:			
Zoning:	MHP-1 - Manufactured Mobile Home Park						

Selling Info

Sold Date:	02/10/2012	Sold Price:	\$102,000
Print Date:	05/21/2012		

Compliments of Lisa Hilton
1466 Hemlock Street, Pemberton,



Status:	Sold	Type:	Chalet
List Date:	10/27/2011	List Price:	\$369,000
City:	Pemberton	Org Price:	\$419,000
Area:	Pemberton..	Sold Price:	\$375,075 *
Complex:			
Bedrooms:	3.0	Size:	2,300
Bathrooms:	2.00	Land Size:	7920 sq. ft.
Built:	1995	Stories:	2
HST?:	N	Park Spcs:	4
Park Type:	2 Car Garage	Fireplaces:	1
FP Type:	Wood	Basement:	None
Suite:	Y	Tax:	\$2,924
Suite Brm:	1.00	Tax Yr:	2011
Suite Rent:	\$600	IUD:	
TW Fee:		TW Freq:	
		List Co:	CCR

Great cul'd'sac location and wonderful family home. This 3 bedrm/3bathrm home is close to parks, shops, schools, and more. Features a floor plan that works well for family and friends, fabulous view of Mt Currie, a sgl car garage, and a 1 bdrm suite to help with the mortgage. This home is priced well below assessed value -- and is a great opportunity for first time buyers and investors.

Additional Property Information

List # :	W022274	Front:		Roofing:	Metal	Septic:	N
Rent Cov:	Res - Standard Resid	Cnstrct:	Frame	Heating:	Electric	Water:	Municipal
R. Mgnt Co:		ExtFinish:	Wood	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:	Y	Furnishings:	N
Dryer:	Y	AC:	N	Ntr Gas:	N	MLS? :	Y	Stm Rm:	N	Pool:	N		

Legal Information

PID:	019-021-658	Plan:	KAP53495	Folio:	357018	Lot:	18
Title:	Freehold	DisLot:	203	Block:			
Zoning:	RS1 - Single Family One						

Selling Info

Sold Date:	02/27/2012	Sold Price:	\$375,075
Print Date:	05/21/2012		

Compliments of Lisa Hilton
1470 Fraser Road, Pemberton,



Status:	Sold	Type:	Chalet with acre
List Date:	07/06/2011	List Price:	\$795,000
City:	Pemberton	Org Price:	\$795,000
Area:	Pemberton..	Sold Price:	\$732,500
Complex:			
Bedrooms:	3.0	Size:	1,500
Bathrooms:	2.00	Land Size:	
Built:	2005	Stories:	2
HST?:	N	Park Spcs:	
Park Type:	2 Car Garage	Fireplaces:	1
FP Type:	Propane	Basement:	
Suite:	N	Tax:	\$2,835
Suite Brm:		Tax Yr:	2011
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	WREC

Gorgeous post and beam property set on the most private 10 acres in the beautiful Pemberton Valley. This custom built, 3 bedroom home enjoys spectacular views of Mount Currie and the surrounding mountains, all within walking distance to Pemberton Village. Property features include a gourmet kitchen with granite counters and stainless steel appliances, heated Satillo tile in the entry, bathrooms and dining area, Alder flooring throughout, forced air heating. Property is also pre-wired for alarm system, cable and satellite and has energy efficient glass/skylights. This flat and private acreage includes 5 acres of mature tress and 5 acres of fields.

Additional Property Information

List # :	W021732	Front:		Roofing:	Metal	Septic:	Y
Rent Cov:	Res – Standard Resid	Cnstrct:	Post & Beam	Heating:	Forced Air	Water:	Well
R. Mgnt Co:		ExtFinish:	Wood	Plumbing:	Copper/Plastic	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:	Y
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:	012-180-742	Plan:	883	Folio:	403000	Lot:	10
Title:	Freehold	DisLot:	165	Block:			
Zoning:	AGR-PFZ - Agricultural Pemberton Fringe Zone						

Selling Info

Sold Date:	02/17/2012	Sold Price:	\$732,500
Print Date:	05/21/2012		

Compliments of Lisa Hilton
1674 Airport Road, Pemberton,



Status:	Sold	Type:	Chalet with acre
List Date:	10/30/2010	List Price:	\$998,000
City:	Pemberton	Org Price:	\$998,000
Area:	Pemberton..	Sold Price:	\$1,005,000
Complex:			
Bedrooms:	4.0	Size:	2,200
Bathrooms:	2.50	Land Size:	107.487 ACRES
Built:	1990	Stories:	2
HST?:	N	Park Spcs:	20
Park Type:	1 Car Garage	Fireplaces:	1
FP Type:		Basement:	Crawl Space
Suite:	N	Tax:	\$1,495
Suite Brm:		Tax Yr:	2011
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	RE/MAX

One of the most amazing properties in the beautiful Pemberton Valley. This 107 acres borders the Big Sky Golf Course and has the Green River on one side and One Mile Creek on the other. The property is flat and very arable. It has exceptional views of Mt. Currie and the glaciers. This property is in the Village of Pemberton boundaries. This property will make an amazing estate for the discerning buyer who enjoys privacy, maybe has horses, wants a tennis court and maybe a pool and can walk to the golf course. It is only a few minutes from the Village of Pemberton and 25 minutes from Whistler

Additional Property Information

List # :	W022286	Front:		Roofing:		Septic:	N
Rent Cov:	None	Cnstrct:	Frame	Heating:	Electric/Forced Air	Water:	Municipal
R. Mgnt Co:		ExtFinish:	Stucco	Plumbing:	Mixed	Electricity:	Y
R. Mgnt Ph:		Flooring:	Mixed	Sewer:	Y	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:	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:	023-962-518	Plan:	KAP 59654	Folio:	1434100	Lot:	1
Title:	Freehold	DisLot:	205/259	Block:			
Zoning:	AGR - Agriculture						

Selling Info

Sold Date:	02/15/2012	Sold Price:	\$1,005,000
Print Date:	05/21/2012		