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CONNECTING VANCOUVER, SEA TO SKY, AND PEMBERTON BUYERS AND SELLERS

1380 Collins Road, Pemberton, BC, Canada V0N2L0

RARELY AVAILABLE 20 ACRE ESTATE ADJACENT TO DOWNTOWN PEMBERTON

Create a new chapter of your life with twenty acres of privacy and nature on Pemberton's "Street of Dreams, Views, and Rainbows". Situated in the heart of the Valley, this rare country estate is a short two-minute drive to town. Stunning views from every window in the house, acres of prime farmland, and established organic gardens all make this a one-of-a-kind opportunity for anyone wanting to move to the country. An easy drive from Vancouver and an even easier drive to Whistler - bring yourself back to the land and outdoors while soaking up the sun beneath majestic Mount Currie. This is the one you've been waiting for.

GREAT STREET. AMAZING VIEWS. FANTASTIC PLACE FOR KIDS.

CONSIDERED ONE OF THE BEST STREETS TO LIVE ON IN PEMBERTON

Live in one of the most sought-after neighbourhoods in Pemberton. Charming country roads, close to hundreds of trails, Lillooet River access, and the best... a beautiful bike ride or walk to town. Surrounded by other large agriculture acreages, this pocket of paradise will bring your family years and years of joy and awe with tremendous Mount Currie views, vibrant sunrises, and magical rainbows. Raise livestock, start an equestrian facility, grow hay, lease to other farmers... the options are endless. Kids can safely walk or ride to the local primary and secondary schools.

Bring yourself back to the land and outdoors to soak up the sun while watching horses graze beneath majestic views of Mount Currie. The 3,588 square foot home's high ceilings and large windows offer unparalleled views and loads of natural light. A winding paved driveway leads to an architect-designed home built to maximize the sunlight and views. Covered decks, flower beds, irrigation, and fields of hay offer so much space to grow.

A popular feature these days and functional for many different purposes, this home has a ground floor spacious two-bedroom suite with fireplace, views, and covered deck.

TWO MINUTES TO TOWN CENTRE. TWENTY FIVE MINUTES TO WHISTLER. TWO HOURS TO VANCOUVER

A rural family and farm community, Pemberton is a beautiful twenty-five-minute drive north of Whistler, ranked one of the world's top four-season destination resorts. Located at the foot of majestic Mount Currie, the Valley is the gateway to everything outdoors with easy access to lakes, rivers, golf, biking, and back-country adventure. The town centre is the hub for community services and amenities including schools, shops, restaurants, medical, and recreation.

Exterior Features

Kynar500 metal roof and Kynar500 metal siding with wood accents and overhangs for shade and snow
Snow stops on main roof and suite patio roof
Ice and snow gutter system with upgraded steel 3" round downpipes on main and suite patio roof
Metal exterior doors manufactured by ThermaTru
345 sq. ft. covered deck off dining area w/glass railings and dimmable LED pot lighting
Whole of exterior home flood lit (dimmable LED pot lights on main deck and suite deck)
Suite patio has heated storage shed with insulated roll-up door
Drip irrigation around landscaped areas of the home
Well with pump house for yard irrigation
Shaped space in structural mound to locate a pool

Interior Features

Fir flooring on main floor with pine on the ceilings and cedar decks
Tiled bathrooms on main floor with NuHeat underfloor heating in both
Cork floor in ground level family room, office and mudroom
Vinyl windows manufactured by All Weather Windows
LED lighting throughout
Main floor front windows wired for power blinds
Rockwool Sound Insulation in all interior walls
Mini split heating and A/C with 3 units on the main floor level
Master ensuite with heated towel rack, bidet and steam shower
Overhead Stelpro Cove radiant heat on the ground floor level throughout
Regency wood fireplace in main living area
Solid core interior doors

Kitchen + Appliances

Large island for entertaining and dining
Stainless Steel Appliances Samsung and Bosch
Samsung Induction stove and large capacity refrigerator, Bosch dishwasher
Samsung high-capacity washer and dryer

Land + Equipment

20 acres of certified organic farmland with year round sunshine
"Good Field Farms" organic farm on the property
Horses grazed on the property provides farm status in return
Areas of the property are fenced for horses and cattle
Approximately 10 acres are in hay fields with an animal shelter
Option to purchase Husqvarna riding mower, Kubota MX 5100 tractor, mower/brushcutter, rotovator, plow, scraper, seeder
Fire sprinkler system throughout and fire and Co2 alarm system throughout
Front door Ring video
Main house and Suite each have independent integrated HRV systems with integrated bathroom ventilation

Services

Two inch main waterline to home on Village of Pemberton water system
Hydro bill averages \$250/mth. Suite on separate meter averages \$75/mth
Main house and Suite have independent 200 amp services
Conduit under driveway to run telecommunications and hydro lines to house
Main house and Suite have Fibre Optic supplied by Telus

Suite

Regency Propane fireplace
Samsung fridge and induction stove, Bosch dishwasher, microwave
Samsung Washer and Dryer
Sound deadening insulation
Luxury vinyl plank flooring
Heated towel rack, rain head shower in ensuite