

**Compliments of Danielle Menzel**  
**7617 24 Pemberton Meadows Road, Pemberton,**



Status:	<b>Sold</b>	Type:	<b>Mobile Home</b>
List Date:	<b>01/23/2012</b>	List Price:	<b>\$119,000</b>
City:	<b>Pemberton</b>	Org Price:	<b>\$119,000</b>
Area:	<b>Pemberton..</b>	Sold Price:	<b>\$102,000</b>
Complex:		Size:	<b>1,200</b>
Bedrooms:	<b>3.0</b>	Land Size:	
Bathrooms:	<b>2.00</b>	Stories:	<b>1</b>
Built:	<b>9999</b>	Park Spcs:	<b>4</b>
HST?:	<b>N</b>	Fireplaces:	
Park Type:	<b>Open</b>	Basement:	<b>Crawl Space</b>
FP Type:		Tax:	<b>\$442</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>

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 # :	<b>W022620</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>Vinyl</b>	Plumbing:	<b>Copper/Plastic</b>	Electricity:	<b>Y</b>
R. Mgnt Ph:		Flooring:	<b>Mixed</b>	Sewer:	<b>Y</b>	Propane:	<b>Y</b>
C. Feat:	<b>Parking Surface</b>	Depth:					

**Mobile Home 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>Y</b>	Security:	<b>N</b>	Hot Tub:	<b>N</b>	Furnishings:	<b>N</b>
Dryer:	<b>Y</b>	AC:	<b>Y</b>	Ntr Gas:	<b>N</b>	MLS? :	<b>Y</b>	Stm Rm:	<b>N</b>	Pool:	<b>N</b>		

**Strata Information**

Strata Mgnt:		S Fees:	<b>\$288</b>
S. Mgnt Ph:		Freq:	<b>Monthly</b>
SM Addrss:			

**Legal Information**

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

**Selling Info**

Sold Date:	<b>02/10/2012</b>	Sold Price:	<b>\$102,000</b>
Print Date:	<b>04/25/2012</b>		

**Compliments of Danielle Menzel  
1466 Hemlock Street, Pemberton,**



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

**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 # :	<b>W022274</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>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>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>Y</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>019-021-658</b>	Plan:	<b>KAP53495</b>	Folio:	<b>357018</b>	Lot:	<b>18</b>
Title:	<b>Freehold</b>	DisLot:	<b>203</b>	Block:			
Zoning:	<b>RS1 - Single Family One</b>						

**Selling Info**

Sold Date:	<b>02/27/2012</b>	Sold Price:	<b>\$375,075</b>
Print Date:	<b>04/25/2012</b>		

**Compliments of Danielle Menzel**  
**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>04/25/2012</b>		

**Compliments of Danielle Menzel**  
**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>04/25/2012</b>		

