

Compliments of Danielle Menzel
1447 8 Vine Road, Pemberton, Pioneer Junction



Status:	Sold	Type:	Condominium
List Date:	08/24/2010	List Price:	\$251,000
City:	Pemberton	Org Price:	\$257,500
Area:	Pemberton..	Sold Price:	\$242,000 *
Complex:	Pioneer Junction		
Bedrooms:	2.0	Size:	781
Bathrooms:	1.00	Land Size:	
Built:	2004	Stories:	1
HST?:	N	Park Spcs:	2
Park Type:	Carport	Fireplaces:	
FP Type:		Basement:	None
Suite:	N	Tax:	\$1,100
Suite Brm:		Tax Yr:	2010
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	RE/MAX

Top floor with mountain views! This energy efficient Pemberton Condo is walking distance to shopping conveniences and a vast array of trail networks including the locals favourite "One Mile Lake". The covered deck is stunning with picturesque Mount Currie in the distance. The geothermal heating and on demand hot water make your monthly costs minimal. With new blinds, fresh paint and a 100sqft private storage this home offers fantastic value and is priced to sell. Call today for details.

Additional Property Information

List # :	W020289	Front:		Roofing:	Duroid	Septic:	N
Rent Cov:	Res – Standard Resid	Cnstrct:	Frame	Heating:	Geothermal	Water:	Municipal
R. Mgnt Co:		ExtFinish:	Wood	Plumbing:	Copper/Plastic	Electricity:	Y
R. Mgnt Ph:		Flooring:	Mixed	Sewer:	Y	Propane:	Y
C. Feat:	Club House, Exercise Room, On site Mail Boxes			Depth:			

Condominium Features

Microwave:	Y	Garburator:	N	Stove:	Y	Washer:	Y	Wind Cov:	Y	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		

Strata Information

Strata Mgnt:	Whistler Resort Mgmt.	S Fees:	\$123
S. Mgnt Ph:	604-932-2972	Freq:	Monthly
SM Addrss:			

Legal Information

PID:	025-967-363	Plan:	KAS 2654	Folio:	0	Lot:	22
Title:	Freehold	DisLot:	203	Block:			
Zoning:	CD4 – Comprehensive Development 4 (Pioneer Junction)						

Selling Info

Sold Date:	06/29/2011	Sold Price:	\$242,000
Print Date:	11/14/2011		

Compliments of Danielle Menzel
9236 Portage Road, Pemb.Rural/Birken,



Status:	Sold	Type:	Chalet	
List Date:	02/08/2011	List Price:	\$389,000	
City:	Pemberton	Org Price:	\$396,000	
Area:	Pemb.Rural/Bir..	Sold Price:	\$355,000	*
Complex:				
Bedrooms:	4.0	Size:	2,304	
Bathrooms:	2.00	Land Size:	.87 acres	
Built:	1976	Stories:	2	
HST?:	N	Park Spcs:	4+	
Park Type:	Mixed	Fireplaces:	1	
FP Type:		Basement:	Finished	
Suite:	N	Tax:		
Suite Brm:		Tax Yr:	2010	
Suite Rent:		IUD:		
TW Fee:		TW Freq:		
		List Co:	WREC	

This tastefully renovated 4 bedroom, 2 bath home sits on .87 of an acre in sunny Birken within close proximity to 3 popular lakes (Anderson, Gates and Birkenhead.) This house has seen many renovations over the last few years including new maple hardwood flooring, tiling and paint as well as the addition of a new propane furnace, well, mud room, and the complete renovation of the ground floor including new laundry room, bathroom, new windows and a rec/family room complete with a bar for entertaining. There is a large 608 sq. ft. workshop/garage with a wood stove and a large carport for the toys. The large yard has several fruit trees including apple, cherry, pear and plum trees.

Additional Property Information

List # :	W020962	Front:		Roofing:	Metal	Septic:	Y
Rent Cov:	Res – Standard Resid	Cnstrct:	Frame	Heating:	Forced Air	Water:	Well
R. Mgnt Co:		ExtFinish:	Wood	Plumbing:	Mixed	Electricity:	Y
R. Mgnt Ph:		Flooring:	Mixed	Sewer:	N	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:	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:	007-926-324	Plan:	20030	Folio:	2230000	Lot:	1
Title:	Freehold	DisLot:	1250	Block:			
Zoning:	RR1 - Rural One						

Selling Info

Sold Date:	06/10/2011	Sold Price:	\$355,000
Print Date:	11/14/2011		



Compliments of Danielle Menzel

Lot A Lillooet Lake Road, Pemb.Rural/Lillooet Lake,



Status:	Sold	Type:	Chalet with acre
List Date:	04/26/2011	List Price:	\$399,000
City:	Pemberton	Org Price:	\$399,000
Area:	Pemb.Rural/Lil..	Sold Price:	\$365,000
Complex:		Size:	860
Bedrooms:	3.0	Land Size:	1.19 acres
Bathrooms:	1.00	Stories:	2
Built:	1980	Park Spcs:	2
HST?:	N	Fireplaces:	1
Park Type:	Open	Basement:	
FP Type:	Wood	Tax:	\$732
Suite:	N	Tax Yr:	2010
Suite Brm:		IUD:	
Suite Rent:		TW Freq:	
TW Fee:		List Co:	RE/MAX

Rare opportunity to find a freehold recreational waterfront property on Lillooet Lake. Only 5.9kms down the Lake Road and 20 minutes from Pemberton. 3 bedroom cabin with 100ft of waterfront on a 1.19 acre lot. Call soon; the property next door sold in 16 days!

Additional Property Information

List # :	W021320	Front:	100	Roofing:		Septic:	N
Rent Cov:	Phase I	Cnstrct:	Frame	Heating:	Propane	Water:	None
R. Mgnt Co:		ExtFinish:	Wood	Plumbing:		Electricity:	N
R. Mgnt Ph:		Flooring:		Sewer:	N	Propane:	N
C. Feat:				Depth:	517		

Chalet with acreage Features

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

Legal Information

PID:	025-806-718	Plan:	27	Folio:	3170000	Lot:	A
Title:	Freehold	DisLot:	4900	Block:			
Zoning:	RR1 - Rural One						

Selling Info

Sold Date:	05/31/2011	Sold Price:	\$365,000
Print Date:	11/14/2011		

Compliments of Danielle Menzel
1414 Willow Drive, Pemberton,



Status:	Sold	Type:	Chalet
List Date:	05/06/2011	List Price:	\$579,000
City:	Pemberton	Org Price:	\$579,000
Area:	Pemberton..	Sold Price:	\$565,000
Complex:			
Bedrooms:	3.0	Size:	2,603
Bathrooms:	3.00	Land Size:	11457
Built:	2002	Stories:	3
HST?:	N	Park Spcs:	4
Park Type:	2 Car Garage	Fireplaces:	1
FP Type:	Wood	Basement:	Finished
Suite:	N	Tax:	\$3,218
Suite Brm:		Tax Yr:	2010
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	RE/MAX

One of the finest homes available in Pemberton today, with a spacious ground level media room that is already plumbed for future use as a rental revenue suite or nanny's quarters. Large fenced grass yard, lots of terrific sunlight, located on a quiet cul-de-sac bordered by forested lands. Inside, this home is beautifully finished with rich, tasteful woods, contemporary yet warm flooring and accents, and all perfectly framed with floor to ceiling windows offering unobstructed views of Mt. Currie replete with a large walk out deck from the living room. Huge open concept kitchen, the space in this home is perfect for a family, entertaining, and even privacy with its large media room and more. Suite-able with plumbing and electrical ready, this home is a smart choice for those with discerning tastes seeking flexibility in its use and enjoyment.

Additional Property Information

List # :	W021367	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:	Y
C. Feat:				Depth:			

Chalet Features

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

Legal Information

PID:	024-187-178	Plan:	KAP62081	Folio:	0	Lot:	28
Title:	Freehold	DisLot:	165	Block:			
Zoning:	RS1 - Single Family One						

Selling Info

Sold Date: **06/10/2011** Sold Price: **\$565,000**
 Print Date: **11/14/2011**

