

Compliments of Danielle Menzel
1444 12 Vine Road, Pemberton, Pioneer Junction



Status:	Sold	Type:	Condominium
List Date:	03/07/2011	List Price:	\$259,000
City:	Pemberton	Org Price:	\$259,000
Area:	Pemberton..	Sold Price:	\$235,000
Complex:	Pioneer Junction		
Bedrooms:	2.0	Size:	784
Bathrooms:	1.00	Land Size:	
Built:	2005	Stories:	1
HST?:	N	Park Spcs:	1
Park Type:	Carport	Fireplaces:	
FP Type:		Basement:	None
Suite:	N	Tax:	\$1,597
Suite Brm:		Tax Yr:	2010
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	WREC

Bright and sunny top floor, end unit in Pioneer Junction. Enjoy great mountain views from both the living room and kitchen as well as from the master and guest bedrooms. State of the art geothermal heating and cooling system provides comfortable and affordable living through all seasons while lowering your carbon footprint and energy bills. Hardwood floors, "on-demand" hot water system, plenty of storage, great kitchen, generous single carport with storage for all your toys and large covered deck. In the summer and winter enjoy spending time on your covered south-facing top floor deck. A short walk or hike ride takes to the town centre or out to One Mile Lake.

Additional Property Information

List # :	W021113	Front:		Roofing:	Tar/Gravel	Septic:	N
Rent Cov:	None	Cnstrct:	Frame	Heating:	Geothermal	Water:	Municipal
R. Mgnt Co:	Whistler Reso..	ExtFinish:	Wood	Plumbing:	Mixed	Electricity:	Y
R. Mgnt Ph:		Flooring:	Mixed	Sewer:	Y	Propane:	Y
C. Feat:	Club House, Garden Area, 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:	N	Security:	N	Hot Tub:	N	Furnishings:	Y
Dryer:	Y	AC:	N	Ntr Gas:	N	MLS? :	N	Stm Rm:	N	Pool:	N		

Strata Information

Strata Mgnt:		S Fees:	\$125
S. Mgnt Ph:		Freq:	Monthly
SM Addrss:			

Legal Information

PID:	026-098-857	Plan:	KAS 2654	Folio:	337052	Lot:	52
Title:	Freehold	DisLot:	203	Block:			
Zoning:	CD4 - Comprehensive Development 4 (Pioneer Junction)						

Selling Info

Sold Date:	04/29/2011	Sold Price:	\$235,000
Print Date:	11/14/2011		

Compliments of Danielle Menzel

1445 6 Vine Road, Pemberton, Pioneer Junction - Townhouse



Status:	Sold	Type:	Townhouse
List Date:	05/14/2011	List Price:	\$312,000
City:	Pemberton	Org Price:	\$312,000
Area:	Pemberton..	Sold Price:	\$312,000
Complex:	Pioneer Junction - Townhouse		
Bedrooms:	2.5	Size:	1,084
Bathrooms:	2.00	Land Size:	
Built:		Stories:	
HST?:	N	Park Spcs:	1
Park Type:	1 Car Garage	Fireplaces:	1
FP Type:		Basement:	Crawl Space
Suite:	N	Tax:	\$2,060
Suite Brm:		Tax Yr:	2010
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	FSBO

Two bed, two bath, cozy office, private patio, stainless steel appliances.

Additional Property Information

List # :	W021391	Front:		Roofing:		Septic:	N
Rent Cov:	Res - Standard Resid	Cnstrct:	Frame	Heating:	Geothermal	Water:	Municipal
R. Mgnt Co:		ExtFinish:	Wood	Plumbing:	Mixed	Electricity:	Y
R. Mgnt Ph:		Flooring:	Mixed	Sewer:	Y	Propane:	N
C. Feat:				Depth:			

Townhouse 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? :	N	Stm Rm:	N	Pool:	N		

Legal Information

PID:	025-967-207	Plan:	KAS2654	Folio:	337064	Lot:	6
Title:	Freehold	DisLot:	203	Block:			
Zoning:	CD4 - Comprehensive Development 4 (Pioneer Junction)						

Selling Info

Sold Date:	05/07/2011	Sold Price:	\$312,000
Print Date:	11/14/2011		

Compliments of Danielle Menzel
1450 53 Vine Road, Pemberton, Peaks



Status:	Sold	Type:	Townhouse
List Date:	04/04/2011	List Price:	\$314,000
City:	Pemberton	Org Price:	\$314,000
Area:	Pemberton..	Sold Price:	\$299,000
Complex:	Peaks		
Bedrooms:	2.0	Size:	1,066
Bathrooms:	2.00	Land Size:	
Built:	2001	Stories:	2
HST?:	N	Park Spcs:	
Park Type:	1 Car Garage	Fireplaces:	1
FP Type:	Propane	Basement:	None
Suite:	N	Tax:	\$1,904
Suite Brm:		Tax Yr:	2010
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	RE/MAX

This 2 bedroom/2 bathroom townhome in gorgeous Pemberton enjoys a sought after location in the complex with SW views over wide open green space and trails alive with locals enjoying the outdoors. There is a covered back deck for those winter BBQ's with a stairway down to lots of common grassy area. The entry level utility area has been upgraded to an office with hardwood floors as is in the living/dining area. Top it off with a master bedroom walk-in closet, huge crawl space for storage and an oversized single garage. Within walking distance to the elementary school, recreation centre and shopping conveniences. This is a must see fabulous home. Call today for details!

Additional Property Information

List # :	W021217	Front:		Roofing:	Shingle	Septic:	N
Rent Cov:	Res – Standard Resid	Cnstrct:	Frame	Heating:	Electric/Propane	Water:	Municipal
R. Mgnt Co:		ExtFinish:	Wood	Plumbing:	Mixed	Electricity:	Y
R. Mgnt Ph:		Flooring:	Mixed	Sewer:	Y	Propane:	Y
C. Feat:				Depth:			

Townhouse 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:	\$154
S. Mgnt Ph:	932-2972	Freq:	Monthly
SM Addrss:			

Legal Information

PID:	025-128-094	Plan:	KAS 2095	Folio:	0	Lot:	53
Title:	Freehold	DisLot:	203	Block:			
Zoning:	RT1 - Two Family One						

Selling Info

Sold Date:	05/24/2011	Sold Price:	\$299,000
Print Date:	11/14/2011		

Compliments of Danielle Menzel
7408 34 Cottonwood Street, Pemberton, Cottonwood Court



Status:	Sold	Type:	Townhouse
List Date:	02/28/2011	List Price:	\$328,000
City:	Pemberton	Org Price:	\$338,000
Area:	Pemberton..	Sold Price:	\$318,000 *
Complex:	Cottonwood Court		
Bedrooms:	3.0	Size:	1,559
Bathrooms:	2.50	Land Size:	
Built:	1996	Stories:	3
HST?:	N	Park Spcs:	3
Park Type:	1 Car Garage	Fireplaces:	1
FP Type:	Wood	Basement:	None
Suite:	N	Tax:	\$2,014
Suite Brm:		Tax Yr:	2010
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	WREC

Renovated 3 bedroom, 2.5 bathroom end unit townhouse in the heart of Pemberton at Cottonwood Court; enjoy being within walking distance to all village amenities and the convenience of an on-site playground visible from the kitchen window. Upgrades include a large deck with great mountain views and southern sun exposure, a covered hot tub area, tiled and hardwood flooring and kitchen cabinetry. Other great features are the wood stove, spacious foyer, laundry/utility room, a second deck off the family room, single garage and the open-plan main floor. And there is also potential for a fenced yard. This is definitely a must see!

Additional Property Information

List # :	W021056	Front:		Roofing:	Shingle	Septic:	N
Rent Cov:	Res – Standard Resid	Cnstrct:	Frame	Heating:	Electric	Water:	Municipal
R. Mgnt Co:	Whistler Reso..	ExtFinish:	Vinyl	Plumbing:	Mixed	Electricity:	Y
R. Mgnt Ph:		Flooring:	Wood	Sewer:	Y	Propane:	N
C. Feat:	On site Mail Boxes			Depth:			

Townhouse 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:	Y	Furnishings:	N
Dryer:	Y	AC:	N	Ntr Gas:	N	MLS? :	Y	Stm Rm:	N	Pool:	N		

Strata Information

Strata Mgnt:		S Fees:	\$212
S. Mgnt Ph:		Freq:	Monthly
SM Addrss:			

Legal Information

PID:	023-444-631	Plan:	KAS1019	Folio:	0	Lot:	34
Title:	Freehold	DisLot:	203	Block:			
Zoning:	CD3 - Comprehensive Development 3						

Selling Info

Sold Date:	04/22/2011	Sold Price:	\$318,000
Print Date:	11/14/2011		

Lot C; Lillooet Lake Road, Pemb.Rural/Lillooet Lake,

Status:	Sold	Type:	Chalet with acre
List Date:	03/29/2011	List Price:	\$385,000
City:	Pemberton	Org Price:	\$385,000
Area:	Pemb.Rural/Lil..	Sold Price:	\$354,000
Complex:		Size:	864
Bedrooms:	3.0	Land Size:	1.14 acres
Bathrooms:	1.00	Stories:	2
Built:	1979	Park Spcs:	4
HST?:	N	Fireplaces:	1
Park Type:	Open	Basement:	None
FP Type:	Wood	Tax:	\$795
Suite:	N	Tax Yr:	2011
Suite Brm:		IUD:	
Suite Rent:		TW Freq:	
TW Fee:		List Co:	RE/MAX

Rare opportunity to find a freehold recreational acreage waterfront cottage on Lillooet Lake. This three bedroom cottage property is located only 5km. down the Lillooet Lake Road, only 20 minutes from Pemberton. The 1.14 acre property has 100 feet of waterfront with a gravel drive right down to the lake for your boat launch. Enjoy beautiful sunny views of the lake and surrounding mountains from your own beach this summer.

Additional Property Information

List # :	W021199	Front:	100	Roofing:	Metal	Septic:	Y
Rent Cov:	Res – Standard Resid	Cnstrct:	Frame	Heating:	Wood	Water:	Private
R. Mgnt Co:		ExtFinish:	Wood	Plumbing:	Cast Iron	Electricity:	N
R. Mgnt Ph:		Flooring:	Mixed	Sewer:	N	Propane:	N
C. Feat:	Parking Surface			Depth:	435.6		

Chalet with acreage Features

Microwave:	N	Garburator:	N	Stove:	Y	Washer:	N	Wind Cov:	Y	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:	025-807-277	Plan:	0	Folio:	318000	Lot:	C
Title:	Freehold	DisLot:	4900	Block:			
Zoning:	RR1 - Rural One						

Selling Info

Sold Date:	05/03/2011	Sold Price:	\$354,000
Print Date:	11/14/2011		

**Compliments of Danielle Menzel
1465 Laburnum Street, Pemberton,**



Status:	Sold	Type:	Chalet
List Date:	05/10/2011	List Price:	\$425,000
City:	Pemberton	Org Price:	\$425,000
Area:	Pemberton..	Sold Price:	\$395,000
Complex:			
Bedrooms:	2.5	Size:	1,640
Bathrooms:	2.00	Land Size:	9148
Built:	1981	Stories:	3
HST?:	N	Park Spcs:	6+
Park Type:	Open	Fireplaces:	2
FP Type:	Wood	Basement:	Finished
Suite:	Y	Tax:	\$2,000
Suite Brm:	1.00	Tax Yr:	2010
Suite Rent:	\$700	IUD:	
TW Fee:		TW Freq:	
		List Co:	WREC

Fantastic character home located on a quiet cul-de-sac. This home offers 3 decks, an outdoor workshop/shed, mature landscaping plus a great side yard with a fire pit and views! Nicely updated interior, claw foot soaker tub, large loft, good storage and a 1 bedroom revenue suite. This home must be seen. Square footage and measurements to be verified by the buyers.

Additional Property Information

List # :	W021388	Front:		Roofing:	Shake	Septic:	N
Rent Cov:	Res – Standard Resid	Cnstrct:	Frame	Heating:	Elec/Forced Air/Rad	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:	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		

Legal Information

PID:	003-610-501	Plan:	31737	Folio:	353180	Lot:	7
Title:	Freehold	DisLot:	203	Block:			
Zoning:	RS1 - Single Family One						

Selling Info

Sold Date:	05/19/2011	Sold Price:	\$395,000
Print Date:	11/14/2011		

**Compliments of Danielle Menzel
10 E Walkerville Road, Pemberton,**



Status:	Sold	Type:	Chalet with acre
List Date:	03/01/2011	List Price:	\$659,000
City:	Pemberton	Org Price:	\$719,000
Area:	Pemberton..	Sold Price:	\$620,000 *
Complex:			
Bedrooms:	4.5	Size:	3,236
Bathrooms:	3.00	Land Size:	2.693
Built:	1999	Stories:	2
HST?:	N	Park Spcs:	8
Park Type:	Open	Fireplaces:	1
FP Type:		Basement:	Finished
Suite:	N	Tax:	\$2,138
Suite Brm:		Tax Yr:	2010
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	WREC

Room to roam in this 3,200 square foot rancher situated on 2.7 acres of beautiful park-like forested land. This spacious 4 bedroom, 3 bathroom home features heated slate entry, kitchen and master bath, with hardwood floors throughout the main living area. The gourmet kitchen will delight you with sky lights and island with a bar and sink. The grand living room offers floor to ceiling windows with gorgeous mountain views. Enjoy a 240 square foot screened porch as well a 1360 square foot wrap around deck for those hot summer days. The lower level of this home is fully finished with a walk out to the lawn and garden area and a detached storage shed. There is nothing left to do but move in!

Additional Property Information

List # :	W021063	Front:		Roofing:	Metal	Septic:	Y
Rent Cov:	Res – Standard Resid	Cnstrct:	Frame	Heating:	Electric	Water:	Well
R. Mgnt Co:	Self Managed	ExtFinish:	Wood	Plumbing:	Mixed	Electricity:	Y
R. Mgnt Ph:		Flooring:	Mixed	Sewer:	N	Propane:	N
C. Feat:				Depth:			

Chalet with acreage Features

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

Strata Information

Strata Mgnt:		S Fees:	\$375
S. Mgnt Ph:		Freq:	Annually
SM Addrss:			

Legal Information

PID:	023-969-717	Plan:	KAS 1967	Folio:	2410110	Lot:	10
Title:	Freehold	DisLot:	1543	Block:			
Zoning:	RR1 - Rural One						

Selling Info

Sold Date:	05/17/2011	Sold Price:	\$620,000
Print Date:	11/14/2011		

Compliments of Danielle Menzel
7621 Anderson Road, Pemberton,



Status:	Sold	Type:	Chalet
List Date:	05/01/2011	List Price:	\$739,000
City:	Pemberton	Org Price:	\$739,000
Area:	Pemberton..	Sold Price:	\$707,000
Complex:			
Bedrooms:	3.0	Size:	2,636
Bathrooms:	2.00	Land Size:	.5 Acre
Built:	2009	Stories:	2
HST?:	N	Park Spcs:	4
Park Type:	2 Car Garage	Fireplaces:	1
FP Type:	Airtight	Basement:	None
Suite:	N	Tax:	\$3,448
Suite Brm:		Tax Yr:	2010
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	CCR

This custom built home in the beautiful Pemberton Valley has it all. The half acre property is off the main road - quiet and private - and is in the sunniest part of the Valley. The views are incredible - 360 degree - and of the entire Valley. The home itself was designed and built with incredible care and attention to detail. Fantastic floor plan and layout, 10 ft ceilings, large windows, gourmet kitchen, spa like bathrooms, huge bonus / family room, and a dbl car garage. All this plus extremely energy efficient. A home you will love !

Additional Property Information

List # :	W021340	Front:		Roofing:	Duroid	Septic:	Y
Rent Cov:	Res – Standard Resid	Cnstrct:	Frame	Heating:	Elec/Forced Air/Rad	Water:	Municipal
R. Mgnt Co:		ExtFinish:	Wood	Plumbing:	Plastic	Electricity:	Y
R. Mgnt Ph:		Flooring:	Wood	Sewer:	N	Propane:	N
C. Feat:				Depth:			

Chalet 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:	Y	Ntr Gas:	N	MLS? :	Y	Stm Rm:	N	Pool:	N		

Legal Information

PID:	026-330-873	Plan:	KAP78465	Folio:	942000	Lot:	2
Title:	Freehold	DisLot:	166	Block:			
Zoning:	R1 - Residential						

Selling Info

Sold Date:	05/13/2011	Sold Price:	\$707,000
Print Date:	11/14/2011		