

**Compliments of Danielle Menzel**

**Lot 79 Lillooet Lake Estates, Pemb.Rural/Lillooet Lake,**



Status:	<b>Sold</b>	Type:	<b>Vacant Land</b>
List Date:	<b>03/07/2011</b>	List Price:	<b>\$59,000</b>
City:	<b>Pemberton</b>	Org Price:	<b>\$65,000</b>
Area:	<b>Pemb.Rural/Lil..</b>	Sold Price:	<b>\$40,000</b> *
Complex:		Size:	
Bedrooms:		Land Size:	<b>.5 acres</b>
Bathrooms:		Stories:	
Built:		Park Spcs:	<b>4</b>
HST?:	<b>N</b>	Fireplaces:	
Park Type:	<b>Open</b>	Basement:	
FP Type:		Tax:	<b>\$1,109</b>
Suite:	<b>N</b>	Tax Yr:	<b>2010</b>
Suite Brm:		IUD:	
Suite Rent:		TW Freq:	
TW Fee:		List Co:	<b>WREC</b>

**Beautiful Lillooet Lake Estates, a gated community 40 minutes north of Whistler. This half acre, level lot, with half circle driveway, has year round water at the property. Build site situated at the back of the property has had trees cleared. There are no restrictions on the property for building. Location is at Gate two, has access to gate four boat launch also walking distance to gate two lake access. Call today for your information package.**

**Additional Property Information**

List # :	<b>W021104</b>	Front:		Roofing:		Septic:	<b>N</b>
Rent Cov:	<b>None</b>	Cnstrct:		Heating:		Water:	
R. Mgnt Co:		ExtFinish:		Plumbing:		Electricity:	<b>N</b>
R. Mgnt Ph:		Flooring:		Sewer:	<b>N</b>	Propane:	<b>N</b>
C. Feat:				Depth:			

**Vacant Land 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>FAK-LLE-079</b>	Plan:	<b>A11938</b>	Folio:	<b>0</b>	Lot:	<b>79</b>
Title:	<b>Sharehold</b>	DisLot:	<b>4901</b>	Block:			
Zoning:	<b>RR1 - Rural One</b>						

**Selling Info**

Sold Date:	<b>09/28/2011</b>	Sold Price:	<b>\$40,000</b>
Print Date:	<b>11/14/2011</b>		

**Compliments of Danielle Menzel**

**1490 317 Portage Road, Pemberton, Pemberton Valley Lodge**



Status:	<b>Sold</b>	Type:	<b>Condominium</b>
List Date:	<b>11/01/2009</b>	List Price:	<b>\$125,000</b>
City:	<b>Pemberton</b>	Org Price:	<b>\$174,600</b>
Area:	<b>Pemberton..</b>	Sold Price:	<b>\$125,000</b> *
Complex:	<b>Pemberton Valley Lodge</b>		
Bedrooms:	<b>1.0</b>	Size:	<b>543</b>
Bathrooms:	<b>1.00</b>	Land Size:	
Built:	<b>2004</b>	Stories:	<b>1</b>
HST?:	<b>N</b>	Park Spcs:	<b>2</b>
Park Type:	<b>Underground</b>	Fireplaces:	<b>1</b>
FP Type:	<b>Gas</b>	Basement:	<b>None</b>
Suite:	<b>N</b>	Tax:	<b>\$1,500</b>
Suite Brm:		Tax Yr:	<b>2008</b>
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	<b>RE/MAX</b>

**Spacious 1 bedroom, 1 bathroom, fully furnished unit. Owners enjoy and excellent track record of revenues. Olympic booking, and 120 days per year of personal use. Excellent investment potential and recreational property. Call for more details today.**

**Additional Property Information**

List # :	<b>W018702</b>	Front:		Roofing:	<b>Shake</b>	Septic:	<b>N</b>
Rent Cov:	<b>Phase II</b>	Cnstrct:	<b>Frame</b>	Heating:	<b>Electric/Propane</b>	Water:	<b>Municipal</b>
R. Mgnt Co:		ExtFinish:	<b>Wood</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>Bike/Ski Locker, Concierge Service, Elevator,..</b>			Depth:			

**Condominium Features**

Microwave:	<b>Y</b>	Garburator:	<b>N</b>	Stove:	<b>Y</b>	Washer:	<b>Y</b>	Wind Cov:	<b>Y</b>	Sauna:	<b>Y</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>Y</b>	Hot Tub:	<b>Y</b>	Furnishings:	<b>Y</b>
Dryer:	<b>Y</b>	AC:	<b>N</b>	Ntr Gas:	<b>N</b>	MLS? :	<b>Y</b>	Stm Rm:	<b>Y</b>	Pool:	<b>Y</b>		

**Strata Information**

Strata Mgnt:	<b>Whistler Resort Mgmt.</b>	S Fees:	<b>\$72</b>
S. Mgnt Ph:	<b>604-932-2972</b>	Freq:	<b>Monthly</b>
SM Addrss:			

**Legal Information**

PID:	<b>025-965-301</b>	Plan:	<b>KAS 2662</b>	Folio:	<b>0</b>	Lot:	<b>84</b>
Title:	<b>Freehold</b>	DisLot:	<b>203</b>	Block:			
Zoning:	<b>C-2 - Tourist Commercial</b>						

**Selling Info**

Sold Date:	<b>10/04/2011</b>	Sold Price:	<b>\$125,000</b>
Print Date:	<b>11/14/2011</b>		

**Compliments of Danielle Menzel**  
**7573 Taylor Road, Pemberton,**



Status:	<b>Sold</b>	Type:	<b>Vacant Land</b>
List Date:	<b>03/14/2011</b>	List Price:	<b>\$195,000</b>
City:	<b>Pemberton</b>	Org Price:	<b>\$249,000</b>
Area:	<b>Pemberton..</b>	Sold Price:	<b>\$161,000</b> *
Complex:		Size:	
Bedrooms:		Land Size:	<b>.529 acres</b>
Bathrooms:		Stories:	
Built:		Park Spcs:	
HST?:	<b>N</b>	Fireplaces:	
Park Type:		Basement:	
FP Type:		Tax:	<b>\$2,127</b>
Suite:	<b>N</b>	Tax Yr:	<b>2009</b>
Suite Brm:		IUD:	
Suite Rent:		TW Freq:	
TW Fee:		List Co:	<b>WREC</b>

**This duplex lot is priced well below assessed value! Pre-load is done easy access - easy to build. Detached workshop ready for your tools! Hydro, telephone, municipal water at lot line. 1 1/2" water hook-ups for duplex. Walk to the village. Perfect location for B & B or small business. Bring your ideas and offers!**

**Additional Property Information**

List # :	<b>W021131</b>	Front:	<b>48.885 m</b>	Roofing:		Septic:	<b>N</b>
Rent Cov:	<b>None</b>	Cnstrct:		Heating:		Water:	
R. Mgnt Co:		ExtFinish:		Plumbing:		Electricity:	<b>N</b>
R. Mgnt Ph:		Flooring:		Sewer:	<b>N</b>	Propane:	<b>N</b>
C. Feat:				Depth:	<b>39.301 m</b>		

**Vacant Land 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>026-682-231</b>	Plan:	<b>KAP1061</b>	Folio:	<b>755003</b>	Lot:	<b>3</b>
Title:	<b>Freehold</b>	DisLot:	<b>164</b>	Block:			
Zoning:	<b>RS1 - Single Family One</b>						

**Selling Info**

Sold Date:	<b>10/14/2011</b>	Sold Price:	<b>\$161,000</b>
Print Date:	<b>11/14/2011</b>		

**Compliments of Danielle Menzel**  
**1861 Reid Road, Pemberton,**



Status:	<b>Sold</b>	Type:	<b>Chalet with acre</b>
List Date:	<b>05/31/2010</b>	List Price:	<b>\$599,000</b>
City:	<b>Pemberton</b>	Org Price:	<b>\$649,000</b>
Area:	<b>Pemberton..</b>	Sold Price:	<b>\$585,000</b> *
Complex:			
Bedrooms:	<b>3.0</b>	Size:	<b>1,960</b>
Bathrooms:	<b>2.00</b>	Land Size:	<b>5.13</b>
Built:	<b>1990</b>	Stories:	<b>1</b>
HST?:	<b>N</b>	Park Spcs:	
Park Type:	<b>Open</b>	Fireplaces:	<b>2</b>
FP Type:	<b>Airtight</b>	Basement:	<b>Crawl Space</b>
Suite:	<b>N</b>	Tax:	<b>\$2,149</b>
Suite Brm:		Tax Yr:	<b>2010</b>
Suite Rent:		IUD:	
TW Fee:		TW Freq:	
		List Co:	<b>WREC</b>

This is a gorgeous 5.13 acre property in the desirable neighbourhood of Ivey Lake Estates, a 10 minute drive from 'downtown' Pemberton and 35 minutes from Whistler. The home has 3 bedrooms, 2 bathrooms, bright living and family rooms, 2 fireplaces and lots of storage. Perfect as a hobby farm, this very private property has mature producing fruit trees, 2 enclosed pastures, a 2 stall barn with hay loft and a chicken coop, a kids clubhouse (or workshop) and a large covered patio. The zoning also allows for an additional guest cottage, a campground, a second family dwelling or potential subdivision! Please call today for a full list of features.

**Additional Property Information**

List # :	<b>W019809</b>	Front:		Roofing:	<b>Metal</b>	Septic:	<b>Y</b>
Rent Cov:	<b>None</b>	Cnstrct:	<b>Frame</b>	Heating:	<b>Electric</b>	Water:	<b>Well</b>
R. Mgnt Co:		ExtFinish:	<b>Wood</b>	Plumbing:	<b>Plastic</b>	Electricity:	<b>Y</b>
R. Mgnt Ph:		Flooring:	<b>Mixed</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>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>N</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>		

**Legal Information**

PID:	<b>001-608-851</b>	Plan:	<b>33675</b>	Folio:	<b>0</b>	Lot:	<b>1</b>
Title:	<b>Freehold</b>	DisLot:	<b>2679</b>	Block:			
Zoning:	<b>RR1 - Rural One</b>						

**Selling Info**

Sold Date:	<b>10/21/2011</b>	Sold Price:	<b>\$585,000</b>
Print Date:	<b>11/14/2011</b>		