

Compliments of Susan Smith
7416 14 Flint Street, Pemberton, Chelsea Place



Completely renovated 3 bedroom town home. New flooring throughout, new paint in all the rooms, new fixtures. Central location close to schools and shopping. Priced for a quick sale.

Additional Property Information

Status:	Sold	Rent Cov:	Res – Standard	Front:		Heating:	
City:	Pemberton	R. Mgnt Co:		Fireplaces:		Plumbing:	
Area:	Pemberton..	R. Mgnt Ph:		FP Type:		Sewer:	Y
Complex:	Chelsea Plac..	TW Fee?:	N	Parking Type:	Open	Septic:	N
Price:	\$242,000	TW Fee:		Park Spaces:	2	Water:	
Type:	Townhouse	TW Freq:		Basement:	Crawl Space	Electricity:	Y
Built:	1974	Suite:	N	Construction:	Frame	Propane:	N
Land Size:		Suite Brm:		ExtFinish:	Vinyl	List Co:	RE/MAX
Size:	1,035	Suite Rent:		Flooring:	Mixed	MLS?:	Y
Stories:	2	Depth:		Roofing:		List # :	W018741
IUD:				Cm 1st 100k:	2.50%	Balance:	1.50%
C. Feat:	Garden Area						

Townhouse Features

Bedrooms:	3.0	Garburator:	N	Stove:	Y	Washer:	Y	Wind Cov:	Y	Sauna:	N	Central Vac:	N
Bathrooms:	1.50	Compactor:	N	Fridge:	N	Cable:	Y	Security:	N	Hot Tub:	N	Furnishings:	N
Microwave:	N	Dishwasher:	Y	Dryer:	Y	AC:	N	Steam Rm:	N	Pool:	N		

Strata Information

Strata Fees: **\$160** Freq: **Monthly**

Selling Information

Sold Date:	12/15/2009	Sold Price:	\$240,000
Includes Furniture?:	N	Includes GST?:	N

Tax Information

Tax Amount:	\$1,170	Tax Year:	2008	Dyke Tax :	
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List Date: **11/06/2009** Print Date: **01/01/2010**

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**Compliments of Susan Smith
1450 50 Vine Road, Pemberton, Peaks**



Bright and spacious 3 bedroom end unit town home. Upgrades include hardwood flooring, propane stove & recently painted. This unit comes with a double garage with heated storage and is situated in a quiet location in the complex. Easy to view.

Additional Property Information

Status:	Sold	Rent Cov:	Res – Standard	Front:		Heating:	Electric
City:	Pemberton	R. Mgnt Co:		Fireplaces:	1	Plumbing:	Mixed
Area:	Pemberton..	R. Mgnt Ph:		FP Type:	Gas	Sewer:	Y
Complex:	Peaks	TW Fee?:	N	Parking Type:	2 Car Garage	Septic:	N
Price:	\$365,000	TW Fee:		Park Spaces:	4	Water:	Municipal
Type:	Townhouse	TW Freq:		Basement:	None	Electricity:	Y
Built:	1997	Suite:	N	Construction:	Frame	Propane:	Y
Land Size:		Suite Brm:		ExtFinish:	Wood	List Co:	RE/MAX
Size:	1,344	Suite Rent:		Flooring:	Mixed	MLS?:	Y
Stories:	3	Depth:		Roofing:	Duroid	List # :	W018678
IUD:				Cm 1st 100k:	2.50%	Balance:	1.50%
C. Feat:	On site Mail..						

Townhouse Features

Bedrooms:	3.0	Garburator:	N	Stove:	Y	Washer:	Y	Wind Cov:	Y	Sauna:	N	Central Vac:	N
Bathrooms:	2.00	Compactor:	N	Fridge:	Y	Cable:	Y	Security:	N	Hot Tub:	N	Furnishings:	N
Microwave:	N	Dishwasher:	Y	Dryer:	Y	AC:	N	Steam Rm:	N	Pool:	N		

Strata Information

Strata Fees: **\$192** Freq: **Monthly**

Selling Information

Sold Date:	12/29/2009	Sold Price:	\$355,000
Includes Furniture?:	N	Includes GST?:	N

Tax Information

Tax Amount:	\$1,737	Tax Year:	2009	Dyke Tax :	
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List Date: **10/26/2009** Print Date: **01/01/2010**

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Compliments of Susan Smith
Block A DL 1155 Pemberton Meadows Road, Pemberton,



Only 20 minutes from the Village of Pemberton sits this 40 acre parcel of exceptional farmland. This slice of paradise is incredibly private and boasts magnificent views of the surrounding mountains. Ease of access to the backcountry, snowmobiling terrain and fishing on the upper Lillooet River offer great potential to those who are looking for a recreational retreat. Live off the grid! Call today for more information.

Additional Property Information

Status:	Sold	Rent Cov:	None	Front:	429 m approx.	Heating:	
City:	Pemberton	R. Mgnt Co:		Fireplaces:		Plumbing:	
Area:	Pemberton..	R. Mgnt Ph:		FP Type:		Sewer:	N
Complex:		TW Fee?:	N	Parking Type:		Septic:	N
Price:	\$479,000	* TW Fee:		Park Spaces:		Water:	
Type:	Vacant Land	TW Freq:		Basement:		Electricity:	N
Built:		Suite:	N	Construction:		Propane:	N
Land Size:	40 acres approx	Suite Brm:		ExtFinish:		List Co:	WREC
Size:		Suite Rent:		Flooring:		MLS?:	Y
Stories:		Depth:	402 m approx	Roofing:		List # :	W017296
IUD:				Cm 1st 100k:	3.00%	Balance:	1.50%
C. Feat:							

Vacant Land Features

Bedrooms:	Garburator:	N	Stove:	N	Washer:	N	Wind Cov:	N	Sauna:	N	Central Vac:	N
Bathrooms:	Compactor:	N	Fridge:	N	Cable:	N	Security:	N	Hot Tub:	N	Furnishings:	N
Microwave:	N	Dishwasher:	N	Dryer:	N	AC:	N	Steam Rm:	N	Pool:	N	

Strata Information

Strata Fees: _____ Freq: _____

Selling Information

Sold Date:	12/22/2009	Sold Price:	\$440,000
Includes Furniture?:	N	Includes GST?:	N

Tax Information

Tax Amount:	\$214	Tax Year:	2008	Dyke Tax :	
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List Date: **01/15/2009** Print Date: **01/01/2010**

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**Compliments of Susan Smith
7451 Aspen Boulevard, Pemberton,**



Aspen Drive home with a bright and open floorplan. This 3 bedroom home with 2 bedroom revenue suite would suite a family or first time homebuyer with the flexible revenue suite to help pay the mortgage. Home could be configured as a 2 bedroom main with 3 bedroom revenue suite! Features include refinished fir floors, granite countertops, converted office (garage), large landscaped yard (great for children). Desirable street, close to school and downtown. Great house for a great price! Home and suite have separate washer and dryers.

Additional Property Information

Status:	Sold	Rent Cov:	Res – Standard	Front:		Heating:	
City:	Pemberton	R. Mgnt Co:		Fireplaces:	1	Plumbing:	
Area:	Pemberton..	R. Mgnt Ph:		FP Type:	Wood	Sewer:	Y
Complex:		TW Fee?:	N	Parking Type:	Garage/Open	Septic:	N
Price:	\$499,000	TW Fee:		Park Spaces:	4	Water:	
Type:	Chalet	TW Freq:		Basement:	None	Electricity:	Y
Built:	2000	Suite:	Y	Construction:	Frame	Propane:	N
Land Size:	7538	Suite Brm:	2.00	ExtFinish:	Wood	List Co:	WREC
Size:	2,224	Suite Rent:		Flooring:	Mixed	MLS?:	Y
Stories:	2	Depth:		Roofing:		List # :	W018456
IUD:				Cm 1st 100k:	3.00%	Balance:	1.50%
C. Feat:							

Chalet Features

Bedrooms:	5.0	Garburator:	N	Stove:	Y	Washer:	Y	Wind Cov:	Y	Sauna:	N	Central Vac:	N
Bathrooms:	3.00	Compactor:	N	Fridge:	Y	Cable:	N	Security:	N	Hot Tub:	N	Furnishings:	N
Microwave:	N	Dishwasher:	Y	Dryer:	Y	AC:	N	Steam Rm:	N	Pool:	N		

Strata Information

Strata Fees: _____ Freq: _____

Selling Information

Sold Date:	12/12/2009	Sold Price:	\$489,000
Includes Furniture?:	N	Includes GST?:	N

Tax Information

Tax Amount:	\$2,130	Tax Year:	2009	Dyke Tax :	\$360
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List Date: **09/29/2009** Print Date: **01/01/2010**

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**Compliments of Susan Smith
1349 Elmwood Drive, Pemberton,**



Located on a beautiful, private lot in one of Pemberton's most desirable neighborhoods, this 3 bedroom/2 bathroom home has been recently upgraded including wood floors, heated slate, all new kitchen and custom woodwork throughout the open layout. An over-sized lot offers plenty of room for an avid gardener and backs onto green-space. This home is a comfortable choice.

Additional Property Information

Status:	Sold	Rent Cov:	None	Front:		Heating:	Electric
City:	Pemberton	R. Mgnt Co:		Fireplaces:	1	Plumbing:	Mixed
Area:	Pemberton..	R. Mgnt Ph:		FP Type:	Airtight	Sewer:	Y
Complex:		TW Fee?:	N	Parking Type:	1 Car Garage	Septic:	N
Price:	\$539,000	TW Fee:		Park Spaces:	6	Water:	Municipal
Type:	Chalet	TW Freq:		Basement:	Crawl Space	Electricity:	Y
Built:	1988	Suite:	N	Construction:	Frame	Propane:	N
Land Size:	10454.0	Suite Brm:		ExtFinish:	Wood	List Co:	WREC
Size:	1,751	Suite Rent:		Flooring:	Wood	MLS?:	Y
Stories:	3	Depth:		Roofing:	Metal	List # :	W018528
IUD:				Cm 1st 100k:	2.50%	Balance:	1.50%
C. Feat:							

Chalet Features

Bedrooms:	3.0	Garburator:	N	Stove:	Y	Washer:	Y	Wind Cov:	N	Sauna:	N	Central Vac:	N
Bathrooms:	2.00	Compactor:	N	Fridge:	Y	Cable:	Y	Security:	N	Hot Tub:	N	Furnishings:	N
Microwave:	N	Dishwasher:	Y	Dryer:	Y	AC:	N	Steam Rm:	N	Pool:	N		

Strata Information

Strata Fees: _____ Freq: _____

Selling Information

Sold Date:	12/10/2009	Sold Price:	\$517,500
Includes Furniture?:	N	Includes GST?:	N

Tax Information

Tax Amount:	\$2,650	Tax Year:	2009	Dyke Tax :	
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List Date: **10/04/2009** Print Date: **01/01/2010**

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