

**Compliments of Susan Smith  
7370 10 Highway 99, Pemberton,**



**This 1993, 2 bedroom Mobile Home is ready for quick occupancy. Some finishing touches needed but overall in good shape. Comes furnished including HD 47" TV & Satellite. Why rent a studio when you can own for less? No dogs allowed.**

**Additional Property Information**

Status:	<b>Sold</b>	Rent Cov:	<b>None</b>	Front:		Heating:	<b>Propane</b>
City:	<b>Pemberton</b>	R. Mgnt Co:		Fireplaces:		Plumbing:	<b>Mixed</b>
Area:	<b>Pemberton..</b>	R. Mgnt Ph:		FP Type:		Sewer:	<b>Y</b>
Complex:		TW Fee?:	<b>N</b>	Parking Type:	<b>Open</b>	Septic:	<b>N</b>
Price:	<b>\$49,000</b>	* TW Fee:		Park Spaces:	<b>2</b>	Water:	<b>Municipal</b>
Type:	<b>Mobile Home</b>	TW Freq:		Basement:	<b>None</b>	Electricity:	<b>Y</b>
Built:	<b>1993</b>	Suite:	<b>N</b>	Construction:	<b>Frame</b>	Propane:	<b>Y</b>
Land Size:		Suite Brm:		ExtFinish:	<b>Vinyl</b>	List Co:	<b>RE/MAX</b>
Size:	<b>924</b>	Suite Rent:		Flooring:	<b>Mixed</b>	MLS?:	<b>N</b>
Stories:	<b>1</b>	Depth:		Roofing:	<b>Shingle</b>	List # :	<b>W019746</b>
IUD:				Cm 1st 100k:	<b>5.00%</b>	Balance:	<b>5.00%</b>
C. Feat:	<b>Parking Surf..</b>						

**Mobile Home Features**

Bedrooms:	<b>2.0</b>	Garburator:	<b>N</b>	Stove:	<b>Y</b>	Washer:	<b>N</b>	Wind Cov:	<b>Y</b>	Sauna:	<b>N</b>	Central Vac:	<b>N</b>
Bathrooms:	<b>1.00</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>
Microwave:	<b>Y</b>	Dishwasher:	<b>N</b>	Dryer:	<b>N</b>	AC:	<b>N</b>	Steam Rm:	<b>N</b>	Pool:	<b>N</b>		

**Strata Information**

Strata Fees: **\$320** Freq: **Monthly**

**Selling Information**

Sold Date: **06/23/2010** Sold Price: **\$47,000**  
Includes Furniture?: **N** Includes GST?: **N**

**Tax Information**

Tax Amount: **\$450** Tax Year: **2009** Dyke Tax :

List Date: **05/18/2010** Print Date: **07/05/2010**

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Very well maintained 3 bedroom, 2.5 bathroom town home in Pemberton's "Creekside" Complex. Upgrades include fresh paint, new flooring, Nu-Heat radiant tile flooring in the foyer and bathrooms, a super efficient, newly installed pellet stove, upgraded plumbing, new roof, all at a very competitive price! Complex features onsite tennis courts and mail, close to popular summertime swimming lake and good views of Mt. Currie. This property is one of few that won't be affected by the pending fire lane by-laws, therefore, full parking capacity available to any new owner. Call to arrange a showing today.

**Additional Property Information**

Status:	<b>Sold</b>	Rent Cov:	<b>Res – Standard</b>	Front:		Heating:	<b>Electric</b>
City:	<b>Pemberton</b>	R. Mgnt Co:		Fireplaces:	<b>1</b>	Plumbing:	<b>Mixed</b>
Area:	<b>Pemberton..</b>	R. Mgnt Ph:		FP Type:	<b>Airtight</b>	Sewer:	<b>Y</b>
Complex:	<b>Creekside Vi..</b>	TW Fee?:	<b>N</b>	Parking Type:	<b>2 Car Garage</b>	Septic:	<b>N</b>
Price:	<b>\$313,000</b>	* TW Fee:		Park Spaces:	<b>4</b>	Water:	<b>Municipal</b>
Type:	<b>Townhouse</b>	TW Freq:		Basement:	<b>None</b>	Electricity:	<b>Y</b>
Built:	<b>1997</b>	Suite:	<b>N</b>	Construction:	<b>Frame</b>	Propane:	<b>N</b>
Land Size:		Suite Brm:		ExtFinish:	<b>Wood</b>	List Co:	<b>RE/MAX</b>
Size:	<b>1,470</b>	Suite Rent:		Flooring:	<b>Mixed</b>	MLS?:	<b>Y</b>
Stories:	<b>3</b>	Depth:		Roofing:	<b>Metal</b>	List # :	<b>W019340</b>
IUD:				Cm 1st 100k:	<b>1.50%</b>	Balance:	<b>1.50%</b>
C. Feat:	<b>Garden Area,..</b>						

**Townhouse Features**

Bedrooms:	<b>3.0</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>
Bathrooms:	<b>2.50</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>
Microwave:	<b>N</b>	Dishwasher:	<b>Y</b>	Dryer:	<b>Y</b>	AC:	<b>N</b>	Steam Rm:	<b>N</b>	Pool:	<b>N</b>		

**Strata Information**

Strata Fees: \_\_\_\_\_ Freq: \_\_\_\_\_

**Selling Information**

Sold Date: **06/18/2010** Sold Price: **\$311,500**  
 Includes Furniture?: **N** Includes GST?: **N**

**Tax Information**

Tax Amount: **\$1,700** Tax Year: **2009** Dyke Tax : \_\_\_\_\_

List Date: **03/19/2010** Print Date: **07/05/2010**

**Compliments of Susan Smith  
1433 Willow Drive, Pemberton,**



“Located on one of the largest lots available in the area, this 3 bedroom, 2 bathroom home also offers a 1 bedroom, 1 bathroom rental suite. Built to exacting construction standards, this home offers unparalleled views of Mt. Currie, is located directly across from the school, has a tremendous yard, a 2 car “divided” garage, and an additional 600sq.ft additional space with separate ground level entrance in “near finished” condition. Practical layout, great location, and room to expand! Call to view today.”

**Additional Property Information**

Status:	<b>Sold</b>	Rent Cov:	<b>Res – Standard</b>	Front:		Heating:	<b>Electric</b>
City:	<b>Pemberton</b>	R. Mgnt Co:		Fireplaces:		Plumbing:	<b>Copper</b>
Area:	<b>Pemberton..</b>	R. Mgnt Ph:		FP Type:		Sewer:	<b>Y</b>
Complex:		TW Fee?:	<b>N</b>	Parking Type:	<b>2 Car Garage</b>	Septic:	<b>N</b>
Price:	<b>\$539,000</b>	* TW Fee:		Park Spaces:	<b>4</b>	Water:	<b>Municipal</b>
Type:	<b>Chalet</b>	TW Freq:		Basement:	<b>Crawl Space</b>	Electricity:	<b>Y</b>
Built:	<b>2003</b>	Suite:	<b>Y</b>	Construction:	<b>Frame</b>	Propane:	<b>N</b>
Land Size:	<b>13554</b>	Suite Brm:	<b>1.00</b>	ExtFinish:	<b>Wood</b>	List Co:	<b>RE/MAX</b>
Size:	<b>1,800</b>	Suite Rent:	<b>\$650</b>	Flooring:	<b>Mixed</b>	MLS?:	<b>Y</b>
Stories:	<b>2</b>	Depth:		Roofing:	<b>Metal</b>	List # :	<b>W018332</b>
IUD:				Cm 1st 100k:	<b>3.00%</b>	Balance:	<b>1.50%</b>
C. Feat:							

**Chalet Features**

Bedrooms:	<b>3.0</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>
Bathrooms:	<b>2.00</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>
Microwave:	<b>N</b>	Dishwasher:	<b>Y</b>	Dryer:	<b>Y</b>	AC:	<b>N</b>	Steam Rm:	<b>N</b>	Pool:	<b>N</b>		

**Strata Information**

Strata Fees: \_\_\_\_\_ Freq: \_\_\_\_\_

**Selling Information**

Sold Date:	<b>06/18/2010</b>	Sold Price:	<b>\$512,500</b>
Includes Furniture?:	<b>N</b>	Includes GST?:	<b>N</b>

**Tax Information**

Tax Amount:	<b>\$2,200</b>	Tax Year:	<b>2009</b>	Dyke Tax :	
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List Date: **08/31/2009**      Print Date: **07/05/2010**

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Fabulous 4 bedroom plus den/office, 3 full bath family home in Pemberton. This home features an excellent location at the end of the street with huge decks, landscaped yard, and incredible VIEWS and sunshine. A great open concept entertaining floorplan with lots of light, deluxe master bedroom with his and hers closets and a large ensuite with heated floors! The owners have added a 3rd full bathroom for the 2 bedrooms on the entry level. Shared laundry with the 2 bedroom revenue suite plus a single garage and huge crawlspace with 12 ft ceilings. This home won't last long, call today before its gone! PS Great skate ramp in the 12 ft crawl space (negotiable) and pump track in the back for the "active kids".

**Additional Property Information**

Status:	<b>Sold</b>	Rent Cov:	<b>None</b>	Front:		Heating:	<b>Electric/Propane</b>
City:	<b>Pemberton</b>	R. Mgnt Co:		Fireplaces:	<b>1</b>	Plumbing:	<b>Mixed</b>
Area:	<b>Pemberton..</b>	R. Mgnt Ph:		FP Type:	<b>Propane</b>	Sewer:	<b>Y</b>
Complex:		TW Fee?:	<b>N</b>	Parking Type:	<b>1 Car Garage</b>	Septic:	<b>N</b>
Price:	<b>\$619,000</b>	TW Fee:		Park Spaces:	<b>6</b>	Water:	<b>Municipal</b>
Type:	<b>Chalet</b>	TW Freq:		Basement:	<b>Part. Finished</b>	Electricity:	<b>Y</b>
Built:	<b>2003</b>	Suite:	<b>Y</b>	Construction:	<b>Concrete &amp; Wood</b>	Propane:	<b>Y</b>
Land Size:	<b>7540</b>	Suite Brm:	<b>2.00</b>	ExtFinish:	<b>Wood</b>	List Co:	<b>WREC</b>
Size:	<b>2,385</b>	Suite Rent:		Flooring:	<b>Mixed</b>	MLS?:	<b>Y</b>
Stories:	<b>2</b>	Depth:		Roofing:	<b>Metal</b>	List # :	<b>W019593</b>
IUD:				Cm 1st 100k:	<b>3.00%</b>	Balance:	<b>1.50%</b>
C. Feat:							

**Chalet Features**

Bedrooms:	<b>4.5</b>	Garburator:	<b>Y</b>	Stove:	<b>Y</b>	Washer:	<b>Y</b>	Wind Cov:	<b>N</b>	Sauna:	<b>N</b>	Central Vac:	<b>Y</b>
Bathrooms:	<b>3.00</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>
Microwave:	<b>Y</b>	Dishwasher:	<b>Y</b>	Dryer:	<b>Y</b>	AC:	<b>N</b>	Steam Rm:	<b>N</b>	Pool:	<b>N</b>		

**Strata Information**

Strata Fees: \_\_\_\_\_ Freq: \_\_\_\_\_

**Selling Information**

Sold Date:	<b>06/22/2010</b>	Sold Price:	<b>\$597,000</b>
Includes Furniture?:	<b>N</b>	Includes GST?:	<b>N</b>

**Tax Information**

Tax Amount:	<b>\$2,340</b>	Tax Year:	<b>2009</b>	Dyke Tax :	
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List Date: **04/27/2010**      Print Date: **07/05/2010**

**Compliments of Susan Smith  
1751 Pinewood Drive, Pemberton,**



This beautifully appointed home is nicely situated in a fantastic family neighborhood with spectacular mountain views. This 5 bedroom, 3.5 bathroom home has been meticulously maintained with many upgrades and boasts an open floor plan with real hardwood flooring, slate flooring in the kitchen and entry, a stone faced feature fireplace in the living area, large kitchen with stainless steel appliances which is open to the dining area and closed in sun room, vaulted ceilings, a den/office on the main level, a spacious deck perfect for summer entertaining, fresh paint inside and out, fenced back yard, double car garage and much more. Included in the size of the home is an above ground, updated 2 bedroom revenue suite with separate entry - the perfect mortgage helper. Located 30 minutes north of Whistler, this home is ready for you and your family to move in and experience all that Pemberton has to offer including the 2 golf courses within a 5 minute drive, elementary and secondary schools, bike trail system, horseback riding and heli-skiing. This home is priced to sell, call today for an appointment to view.

**Additional Property Information**

Status:	<b>Sold</b>	Rent Cov:	<b>Res – Standard</b>	Front:		Heating:	<b>Electric</b>
City:	<b>Pemberton</b>	R. Mgnt Co:		Fireplaces:	<b>1</b>	Plumbing:	<b>Mixed</b>
Area:	<b>Pemberton..</b>	R. Mgnt Ph:		FP Type:	<b>Wood</b>	Sewer:	<b>Y</b>
Complex:		TW Fee?:	<b>N</b>	Parking Type:	<b>2 Car Garage</b>	Septic:	<b>N</b>
Price:	<b>\$625,000</b>	* TW Fee:		Park Spaces:	<b>4</b>	Water:	<b>Municipal</b>
Type:	<b>Chalet</b>	TW Freq:		Basement:	<b>None</b>	Electricity:	<b>Y</b>
Built:	<b>2001</b>	Suite:	<b>Y</b>	Construction:	<b>Frame</b>	Propane:	<b>N</b>
Land Size:	<b>7535</b>	Suite Brm:	<b>2.00</b>	ExtFinish:	<b>Other</b>	List Co:	<b>RE/MAX</b>
Size:	<b>2,413</b>	Suite Rent:	<b>\$800</b>	Flooring:	<b>Mixed</b>	MLS?:	<b>Y</b>
Stories:	<b>3</b>	Depth:		Roofing:	<b>Other</b>	List # :	<b>W019387</b>
IUD:				Cm 1st 100k:	<b>3.00%</b>	Balance:	<b>1.50%</b>
C. Feat:							

**Chalet Features**

Bedrooms:	<b>5.5</b>	Garburator:	<b>Y</b>	Stove:	<b>Y</b>	Washer:	<b>Y</b>	Wind Cov:	<b>Y</b>	Sauna:	<b>N</b>	Central Vac:	<b>N</b>
Bathrooms:	<b>3.50</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>
Microwave:	<b>Y</b>	Dishwasher:	<b>Y</b>	Dryer:	<b>Y</b>	AC:	<b>N</b>	Steam Rm:	<b>N</b>	Pool:	<b>N</b>		

**Strata Information**

Strata Fees: **\$25** Freq: **Monthly**

**Selling Information**

Sold Date: **06/28/2010** Sold Price: **\$597,000**  
Includes Furniture?: **N** Includes GST?: **N**

**Tax Information**

Tax Amount: **\$3,104** Tax Year: **2009** Dyke Tax : **\$338**

List Date: **03/25/2010** Print Date: **07/05/2010**

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**Compliments of Susan Smith  
Lot 7 Ponderosa, Anderson Lake,**



**Affordable recreational property on Anderson Lake. This 1/2 acre lot with small cabin is part of historic 300 acre Ponderosa. Steps to the lake with beautiful views and road access. This gated property is a rare opportunity.**

**Additional Property Information**

Status:	<b>Sold</b>	Rent Cov:	<b>Phase I</b>	Front:	<b>137</b>	Heating:	
City:	<b>SLRD</b>	R. Mgnt Co:		Fireplaces:		Plumbing:	<b>Copper/Plastic</b>
Area:	<b>Anderson Lak..</b>	R. Mgnt Ph:		FP Type:		Sewer:	<b>N</b>
Complex:		TW Fee?:	<b>N</b>	Parking Type:		Septic:	<b>N</b>
Price:	<b>\$150,000</b>	TW Fee:		Park Spaces:		Water:	<b>Private</b>
Type:	<b>Chalet</b>	TW Freq:		Basement:	<b>None</b>	Electricity:	<b>N</b>
Built:	<b>OT</b>	Suite:	<b>N</b>	Construction:	<b>Frame</b>	Propane:	<b>N</b>
Land Size:	<b>0.5 acre</b>	Suite Brm:		ExtFinish:	<b>Wood</b>	List Co:	<b>RE/MAX</b>
Size:	<b>500</b>	Suite Rent:		Flooring:	<b>Wood</b>	MLS?:	<b>Y</b>
Stories:	<b>1</b>	Depth:	<b>135</b>	Roofing:	<b>Metal</b>	List # :	<b>W013160</b>
IUD:				Cm 1st 100k:	<b>2.00%</b>	Balance:	<b>2.00%</b>
C. Feat:							

**Chalet Features**

Bedrooms:	<b>1.0</b>	Garburator:	<b>N</b>	Stove:	<b>Y</b>	Washer:	<b>N</b>	Wind Cov:	<b>N</b>	Sauna:	<b>N</b>	Central Vac:	<b>N</b>
Bathrooms:	<b>1.00</b>	Compactor:	<b>N</b>	Fridge:	<b>Y</b>	Cable:	<b>N</b>	Security:	<b>N</b>	Hot Tub:	<b>N</b>	Furnishings:	<b>Y</b>
Microwave:	<b>N</b>	Dishwasher:	<b>N</b>	Dryer:	<b>N</b>	AC:	<b>N</b>	Steam Rm:	<b>N</b>	Pool:	<b>N</b>		

**Strata Information**

Strata Fees: **\$625** Freq: **Annually**

**Selling Information**

Sold Date: **06/07/2010** Sold Price: **\$95,000**  
Includes Furniture?: **N** Includes GST?: **N**

**Tax Information**

Tax Amount: **\$359** Tax Year: **06** Dyke Tax :

List Date: **09/24/2006** Print Date: **07/05/2010**

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