



604.671.7000

BC Condos & Homes Team

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**R2796460****Active**

Other

Land

DL5148 PEMBERTON WATERFRONTPemberton
Mount Currie**\$1,200,000** (LP)

(SP)

Sold Date:



Type Other
Prop Type Land Only
Zoning RR1(RM)
Title to Land Freehold NonStrata
Permitted Land Use
Development Permit? No
Sellers Interest Registered Owner

Lot Sz (Sq.Ft.) 2,393,012.00
Depth
Frontage - Feet
Front Dir Exposure Southeast
Access to Property Allowed Access
Cable Service Not Available
Flood Plain No

Days On Market 44
Gross Taxes \$1,052.24
Building Plans Not Available
Trees (Logged in last 2yr) No
View
View - Specify

Nestled amidst British Columbia's stunning landscape, this 55-acre parcel boasts nearly 1000 feet of the Lillooet River's frontage. A sanctuary of privacy, the property is adorned with dense evergreens and native wildlife, yet remains a mere 20-minute drive from downtown Pemberton. Just 25 miles south of the world-famous ski resort town of Whistler. Property can be used as a campground - campground permit is easy to obtain according to the Seller. The gravel road that bisects the property belongs to the seller who has given a "Right of Way" to the city. Current zoning does NOT allow subdivision of the property. This off grid land offers a perfect blend of secluded tranquillity and proximity to renowned destinations.

RE/MAX Crest Realty

08/23/2023 01:33 PM

The above information is from sources believed reliable but should not be relied upon without verification. The publisher assumes no responsibility for its accuracy. "PREC* indicates Personal Real Estate Corporation"



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Detailed Tax Report

Property Information

Prop Address		Jurisdiction	SQUAMISH RURAL
Municipality	SQUAMISH RURAL	Neighborhood	MT CURRIE, D'ARCY, ANDERSON LAKE
Area		SubAreaCode	
PropertyID	013-399-594	BoardCode	
PostalCode			

Property Tax Information

TaxRoll Number	03245000	Gross Taxes	\$1,097.20
Tax Year	2023	Tax Amount Updated	06/23/2023
More PIDS	013-399-594		
More PIDS2			

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
			5148	27				

Legal FullDescription

DISTRICT LOT 5148, LILLOOET LAND DISTRICT, EXCEPT PLAN KAP45184

Land & Building Information

Width		Depth	
Lot Size	54.936 ACRES	Land Use	
Actual Use	2 ACRES OR MORE (VACANT)	Zoning	
Year Built			
BCA Description			
WaterConn			
BCADate Update	04/10/2023		

Supplementary Property Info

BedRooms	0	Foundation	
Full Bath	0	Half Bath2	0
Half Bath3	0	Stories	
Pool Flg		Carport	
Garage S		Garage M	

Actual Totals

Land	Improvement	Actual Total
\$437,000.00	\$0.00	\$437,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$437,000.00	\$0.00	\$0.00	\$0.00	\$437,000.00

School Taxable Totals

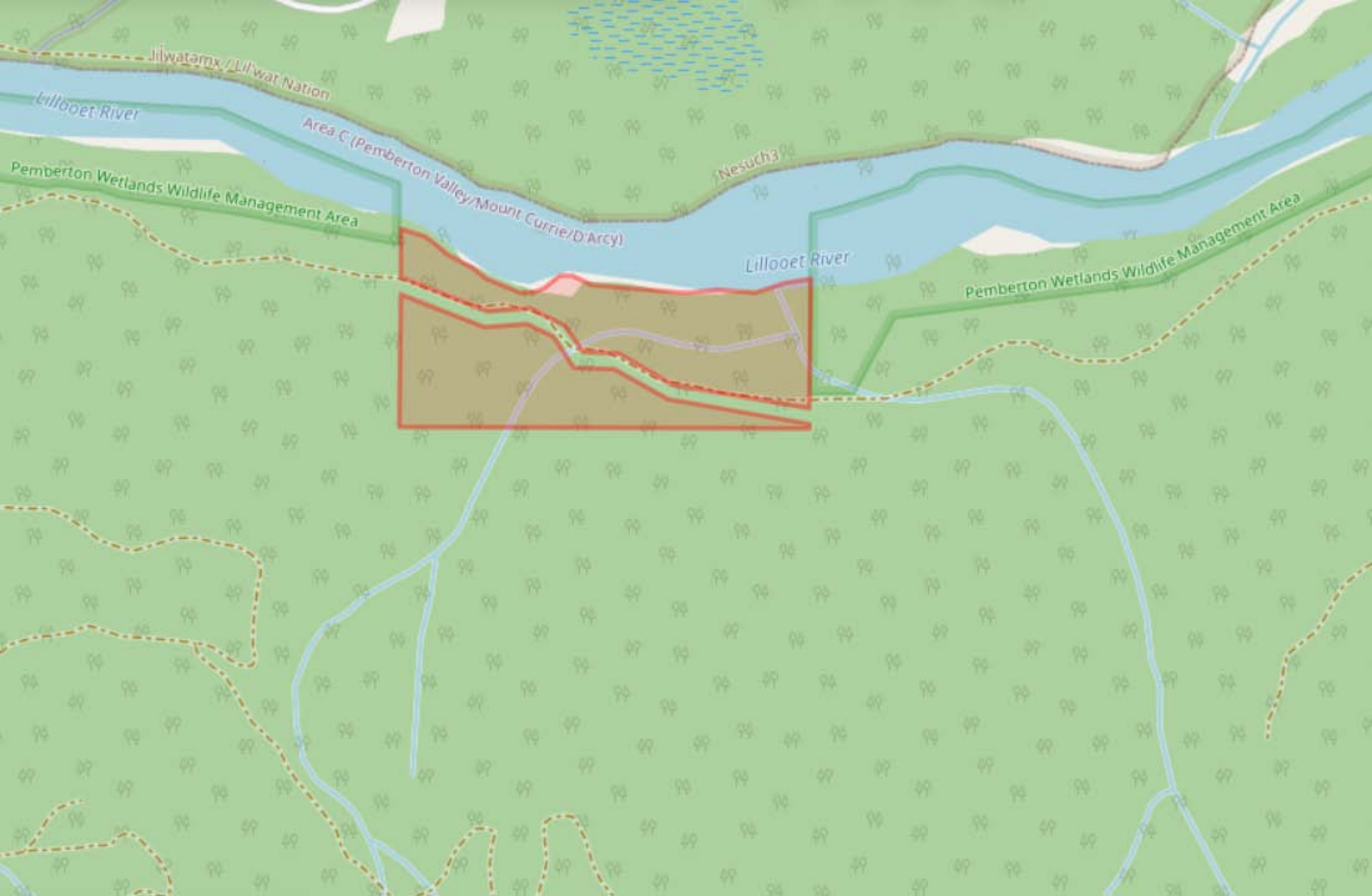
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$437,000.00	\$0.00	\$0.00	\$0.00	\$437,000.00

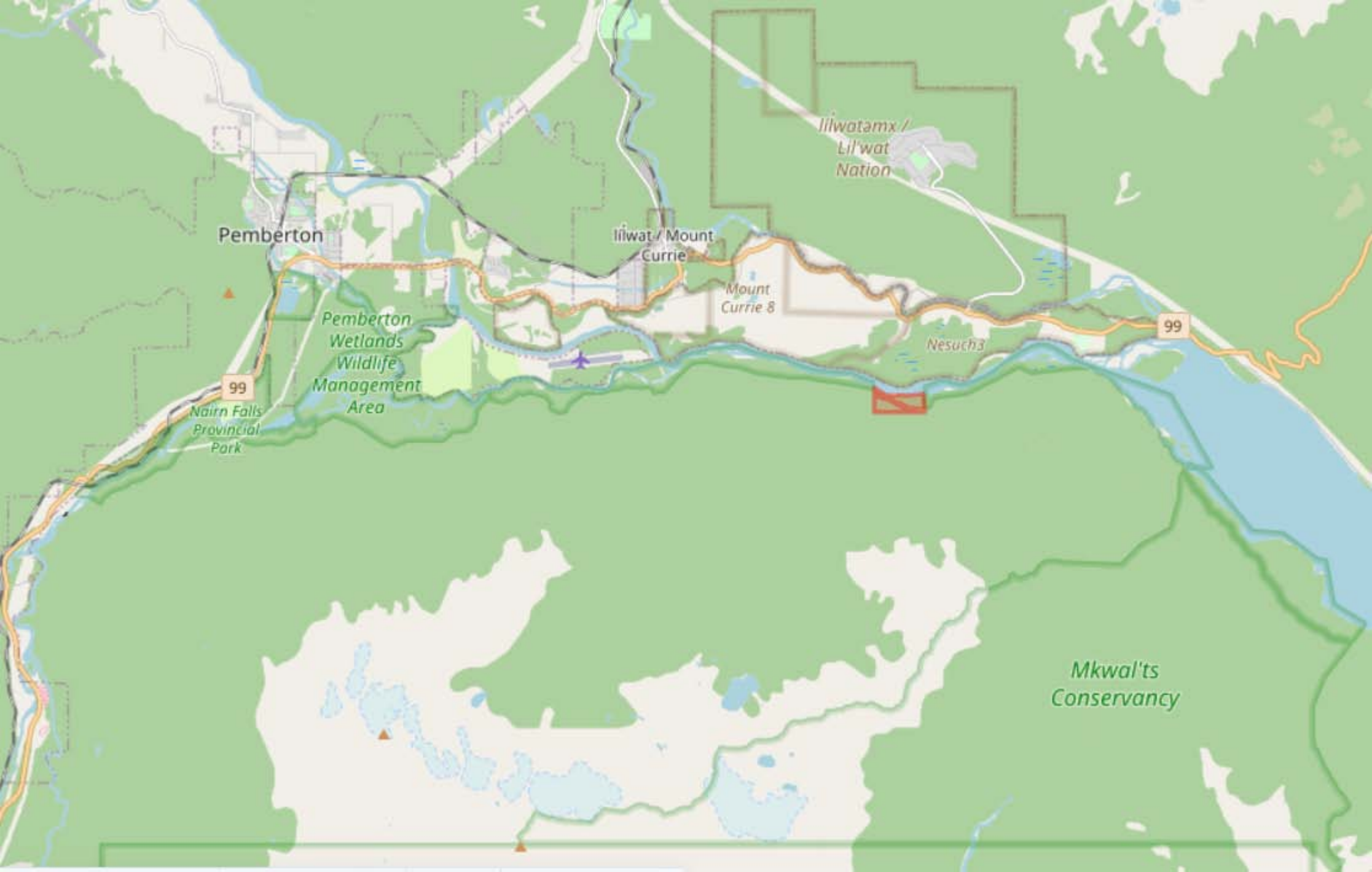
Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
7/18/2019	\$350,000.00	CA7630121	VACANT SINGLE PROPERTY TRANSACTION
9/28/2004	\$400,000.00	CA22713	VACANT SINGLE PROPERTY TRANSACTION
11/8/1996	\$65,000.00	KK99263	VACANT SINGLE PROPERTY TRANSACTION
9/12/1994	\$45,000.00	KH90364	REJECT - NOT SUITABLE FOR SALES ANALYSIS









Pemberton

Ilwatomx /
Lil'wat
Nation

Ilwat / Mount
Currie

Mount
Currie 8

Nesuch3

99

99

Nairn Falls
Provincial
Park

Pemberton
Wetlands
Wildlife
Management
Area

Mkwil'ts
Conservancy



Lillooet
River



Mt Currie

Duffy Lake Rd

99

Mount Currie 8

99

Lillooet Lake Rd

Nesuch 3

Lillooet Lake



2 Lots (Rental Only) 41st & Granville

- 5770 Granville \$4.1M
- 5790 Granville \$4.1M
- Retail Mandatory Ground Flr
- 2.4 FSR – 4-5 Storeys
- 3 Lots next door being dev
- Arborist & Environmental Reports avail for a fee From previous buyer

\$8.2M



55 Acres – Riverfront – Pemberton

- 1000 feet of riverfront on Lillooet River
- Gravel road running through property
- 20 mins to downtown Pemberton
- 25 miles north of Whistler

\$1,200,000



43 Acres – North Mission - Miracle Valley Estates

- Seux Road and Sylvester Rd
- Zoned for 17 lots
- Potential rezone to 28 lots
- On city water + power at lot line
- Not in flood plain
- All lots with views

\$9.5M



Shaughnessy Building Lots

- 1775 Cedar, 12,500 SF, Post 1940, can build Approx. 7,000 S/F House, rented/5900/Mo
- Douglas Cres., 1 Acre, (46,000 S/F) potential M/F or Multiple conversion, Dwellings and infills

\$6.2M

\$15M

Mission 4.1 Acre – Development Site

- 8906 Hayward Street – Silverdale West
- 4.1 acre gently sloped land
- Future development site
- Silverdale central plan approved Aug 2022
- Trunk infrastructure to complete 2027
- **Price Guidance \$3.5 M**

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Les Twarog

Breaking News: Check out the most popular Real Estate Website in the Lower Mainland

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NOW WITH SOLD HISTORY



1827 W 12th (Kitsilano)

Potential Land Assembly with 5.5 FSR, 7 Lic Suites, Net Income \$100K

\$5,190,000



2640 W 50th Ave (Kerrisdale)

6,200 sf Cape Cod house on a 20,000 sf lot. Ideal family living with private landscaping.

\$9,800,000



1491 W 26th Ave (Shaughnessy)

5,800SF house on a 8,800 s/f lot Custom built home for luxurious lifestyle

\$5,500,000



2801-1455 Howe (Pomeria)

2,130 s/f S/E Facing 3 Bed, 3 Bath, Sub P/H with Fantastic False Creek View. A Must See!

\$3,499,000



2506-1011 W Cordova (Fairmont Pacific Rim)

Ultra Modern South Facing 743 sf 1 bed Live/Work unit at world renowned Fairmont Hotel, rented at \$3,800/mo

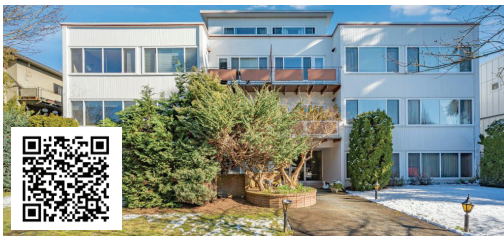
\$1,630,000



1101-1171 Jervis (The Jervis)

North facing 1,000 s/f, 2 Bed, 2 Bath, Luxury 5 yr old Building, Quality Finishings.

\$1,699,000



5850 Vine (Kerrisdale)

22 Unit Apt Building | \$311k/yr Income Future Potential to increase rents

\$11,900,000



1133 W 70th Street (Marpole)

26 Strata Titled Units Owned by a Company, 12 units are Renovated. Future Development Site

\$10,900,000



9B - 1500 Alberni (West End)

1633 s/f, 3 Bed, 3 Bath, renovated with new high end kitchen & H/W Floors. Rented at \$6,400/mth.

\$1,790,000



1775 Cedar Cres (Shaughnessy)

ATTN Developers – Builders | Post 1940 Building lot 100 x 125 | .38 FSR – Can built 7000sf home

\$6,200,000



5770 - 5790 Granville (2 Lots)

Land Assembly - 2 Lots | Each 8,500 s/f Totalling 17,000 s/f | 2.4 FSR Purpose Built Rental

\$8,200,000



8906 Hayward St (Mission)

4.1 Acre Future Site in Silverdale. Potential for 80 TH's, Services to be hooked up 2027

\$3,500,000