



Kelly Johnston and Nicole Johnston *PREC

*Personal Real Estate Corporation

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14895 Parkhill Blvd
Hope Sunshine Valley , BC V0x 1L5





Presented by:
Kelly Johnston

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Active
R2979797

Board: H
House/Single Family

14895 PARKHILL BOULEVARD

Hope & Area
Sunshine Valley
VOX 1L5

Residential Detached

\$839,900 (LP)

(SP)



Sold Date:	Frontage (feet):	59.00	Original Price: \$839,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1987
Depth / Size: 100	Bathrooms:	2	Age: 38
Lot Area (sq.ft.): 6,214.00	Full Baths:	2	Zoning: L-1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$1,832.55
Rear Yard Exp:			For Tax Year: 2024
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 002-109-735
			Tour: Virtual Tour URL

View: **Yes: Trees and mountains**
Complex / Subdiv: **Parkhill Village**
Services Connected: **Community, Electricity, Septic, Water**
Sewer Type: **Septic**

Style of Home: **2 Storey w/Bsmt., 3 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely**
of Fireplaces: **2**
Fireplace Fuel: **Propane Gas, Wood**
Water Supply: **Other**
Fuel/Heating: **Baseboard, Electric, Wood**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Metal**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: **6** Covered Parking: Parking Access:
Parking: **Open, RV Parking Avail.**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **Yes: Propane tank**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Laminate, Mixed, Tile**

Legal: **STRATA LOT 48, PLAN KAS513, SECTION 1, TOWNSHIP 4, RANGE 25, MERIDIAN W6, YALE DIV OF YALE LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON**
Amenities: **Playground, Recreation Center, Swirlpool/Hot Tub, Tennis Court(s)**

Site Influences: **Cul-de-Sac, Recreation Nearby, Ski Hill Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'1 x 11'3	Below	Recreation	23'10 x 22'			x
Main	Living Room	15'1 x 11'10	Below	Laundry	9'6 x 7'4			x
Main	Primary	11'7 x 11'3			x			x
Main	Bedroom	9'9 x 7'3			x			x
		x			x			x
Above	Loft	119'1 x 15'			x			x
Above	Bedroom	11'3 x 10'9			x			x
Above	Bedroom	11'3 x 10'10			x			x
		x			x			x
Below	Foyer	11'8 x 11'2			x			x

Finished Floor (Main):	772	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	615	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	772	# of Levels: 3	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	2,159 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
		Beds not in Basement: 4	6				
Unfinished Floor:	0	Basement: Fully Finished	7				
Grand Total:	2,159 sq. ft.		8				

Listing Broker(s): **eXp Realty**

eXp Realty

Escape to this BEAUTIFULLY RENOVATED cabin in Sunshine Valley, a perfect blend of modern COMFORT & rustic CHARM. Featuring 4 bedrooms & 2 baths, this funky, stylish retreat is filled with warm wood details & a cozy wood-burning stove. An IDEAL GETAWAY for all seasons, enjoy skiing, hiking, quadding & more just 30 minutes from Manning Park & only 2 hours from Vancouver. Supersized front deck to enjoy the serene setting & MOUNTAIN VIEWS plus a hot tub for those cool winter nights! Currently a highly rated & profitable Airbnb, it's a FANTASTIC INVESTMENT or PERSONAL RETREAT whether you're looking for adventure or relaxation. Worry free with an EXTENSIVE list of UPDATES plus a new generator this special home offers the perfect balance of nature & modern living in a stunning mountain setting!

14895 Parkhill Boulevard,

Sunshine Valley, BC



*FINANCIAL POTENTIAL INFORMATION

**Before reading the following information, please understand that, we cannot guarantee these results, but this is a picture of what was accomplished over the 2024 year. In 2025, the numbers are looking better according to the Seller. Each operator is different, and there are economic occurrences that can affect income potential at any time. This information below is not to be relied upon without proper due diligence. If you want to make an offer, then you can make it a subject in your offer to dig deeper into the potential financials of this opportunity. We will provide more information upon the acceptance of a contract of purchase and sale and a NDA is signed. Some of the information contained therein is considered to be proprietary. Thank you for your understanding.*



Entire cabin in Fraser Valley, Canada
8 guests · 4 bedrooms · 6 beds · 2 baths

Rare find! This place is usually booked

Guest favourite

One of the most loved homes on Airbnb, according to guests

4.99
★★★★★

79
Reviews

**Numbers below are rounded to the nearest dollar

****TOTAL GROSS REVENUE FOR THE YEAR 2024** **\$81,857**

After Taxes and AirBnB fees deducted.

Highest Month: September \$9223

Lowest Month: May \$4955

2024 recorded consistent monthly revenue. Average Monthly Revenue was \$6821

TOTAL EXPENSES FOR THE YEAR OF 2024 **\$19,256**

Examples of Expenses to account for: Electricity, Gas/Firewood (heat), Internet, Insurance, Strata Fee, Property Taxes, Security System, Cleaners, and Supplies for Rentals.

Not included in the total expenses for 2024: Repairs and Maintenance, Mortgage, Furniture, Décor Items.

NOTE: AirBnB will not allow someone to “take-over” a listing. A New owner would have to create a new profile and start over to collect reviews and ratings.



HappyHomesBC
Helping Buyers & Sellers Make Great Decisions Since 1997

exp
REALTY



Morgane
Vernon, Canada

★★★★★ · 1 week ago · Stayed with a pet

I stayed at this amazing Airbnb with friends, and it was awesome. The space was huge, beautifully decorated, and had plenty of room for all of us. The basement was definitely...

[Show more](#)



Libby
North Vancouver, Canada

★★★★★ · 2 weeks ago · Stayed with kids

Our family thoroughly enjoyed our stay at Darren's lovely cabin. The location is idyllic, with easy access to Manning Park and a convenience store a quick drive away. Note that the ...

[Show more](#)



Mohamadreza
2 years on Airbnb

★★★★★ · 3 weeks ago · Group trip

We stayed at this cabin with our friends and cousins, and we had an amazing time! The place was perfect in every way—beautiful design, full amenities, and a cozy atmosphere that ...

[Show more](#)



Erik
Vancouver, Canada

★★★★★ · 3 weeks ago · Stayed a few nights

Very nice cabin. Great features. Nice view of mountains. Host was perfect.



Rachele
3 years on Airbnb

★★★★★ · February 2025 · Stayed with a pet

We absolutely loved our stay at The Onyx Cabin! From the various cozy, eloquently styled seating locations, the fun variety of games to connect with family 'n friends, the ...

★★★★★ · February 2025 · Group trip

Beautiful cabin for a peaceful weekend getaway!!

NOTE: Past results do not guarantee future results. But this Airbnb received top ratings, and if operated correctly with proper diligence, this is possible for any future buyers. The Seller makes no guarantees.

**14895 Parkhill Boulevard,
Sunshine Valley, BC**

ITEMS INCLUDED IN SALE

GAMES ROOM

- Pool Table and accessories
- Foosball Table
- Green Couch
- Black leather armchair
- Board games shelf
- Wood TV unit under TV
- All of the movie posters
- all lamps
- Two metal stools

KITCHEN

- All appliances and cookware/utensils,
- dishes, cups, etc.
- (including keurig machine, air fryer)
- Kitchen table and chairs

LIVING ROOM

- Two arm chairs only
- The Cabin poster & frame
- Boho wall art

MASTER BEDROOM

- King Mattress
- Pictures/picture frames

GUEST BEDROOM (MAIN LEVEL)

- Queen Mattress and bed frame
- Black suitcase rack
- Hanging plant and hanger
- Rug

LOFT BEDROOM 1

- Queen mattress

LOFT BEDROOM 2

- Bunk bed frames, mattresses, linens, etc.
- Double bed mattress and frame, linens, etc.

LOFT BEDROOM 2 (CON'T)

- Wall art & picture frame
- Floor rug

LOFT HANG OUT AREA

- the two matching arm chairs
- floor rug
- Coffee table

BATHROOMS

- Floor mats
- All towels

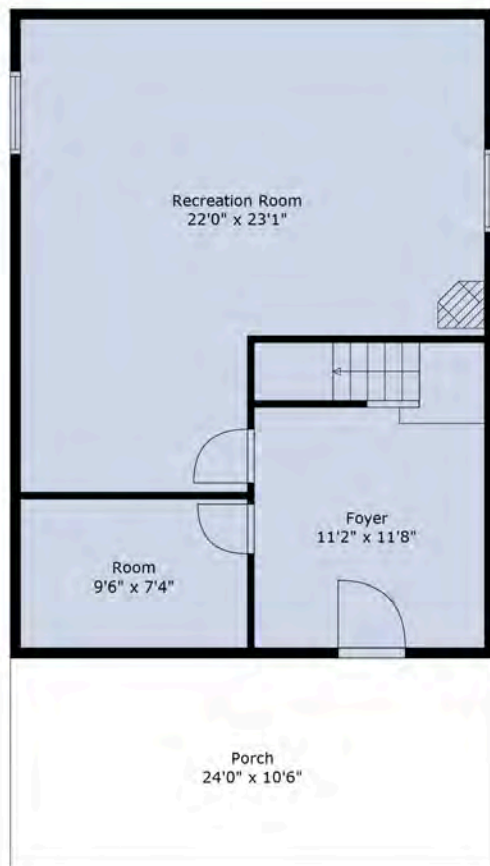
OTHERS

- All airbnb linens, pillows, comforters
- Bathroom towels
- hot tub towels
- hot tub chemicals & accessories
- Firewood Stacked at the property
- Outdoor Rug on concrete entry-way

UPDATES AND ADDITIONS since Purchased in 2022

- New 24 guage Pro-Lok Metal Roof – Added Ice and water Shield membrane on entire roof
- Upgraded Decking with Vinyl Waterproofing and New Railings
- All interior and exterior Doors with hardware
- Installed new Luxury Vinyl Plank Flooring & Staircase
- Completely new Kitchen and new Appliances
- Bathrooms fully upgraded and updated
- BRAND NEW 22kW Briggs & Stratton Standby Generator
- All Interior and Exterior Light Fixtures replaced
- New Concrete front Patio
- All new Interior Roller Shades and Blinds
- Landscape Rock, and Gravel Driveway

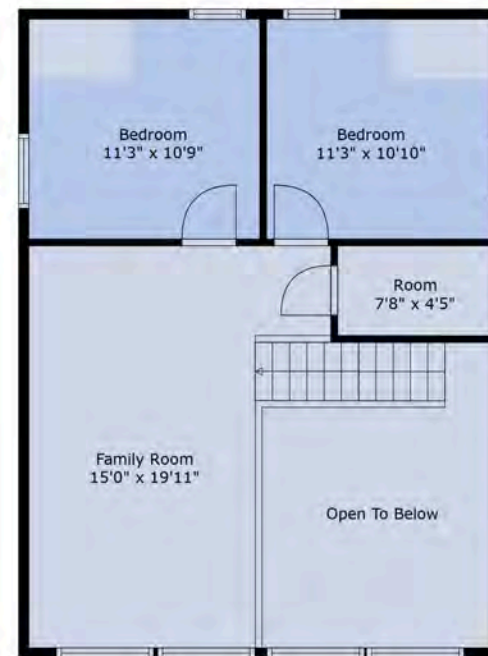




Floor 1



Floor 2



Floor 3

Estimated Areas:

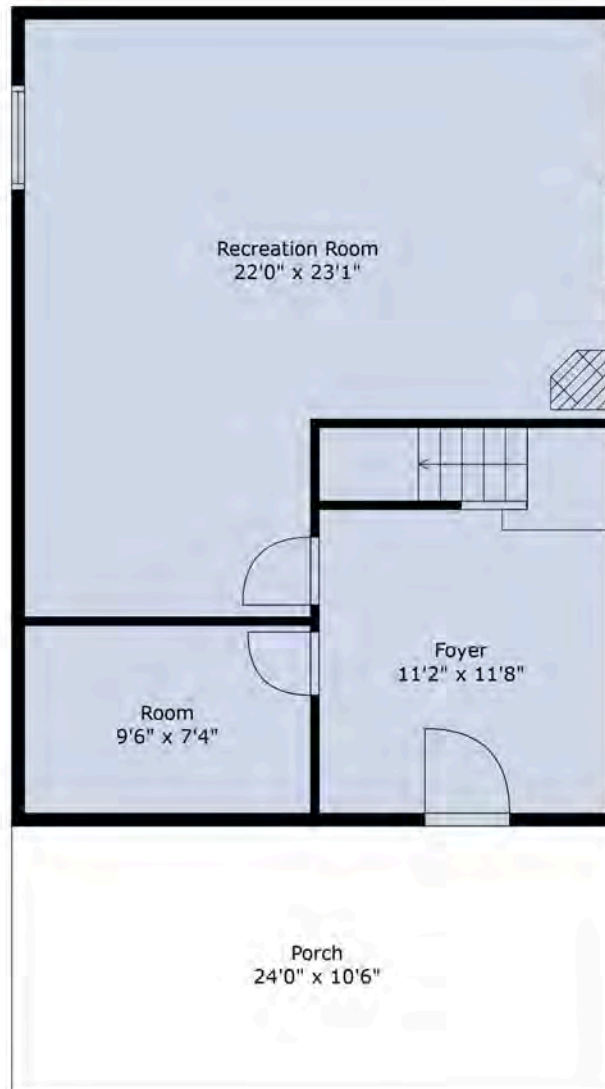
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Main Floor: 772 sq. ft

Above Main: 615 sq. ft (159 sq. ft Low Ceiling)

Total: 2159 Sq. Ft (159 sq. ft Low Ceiling)





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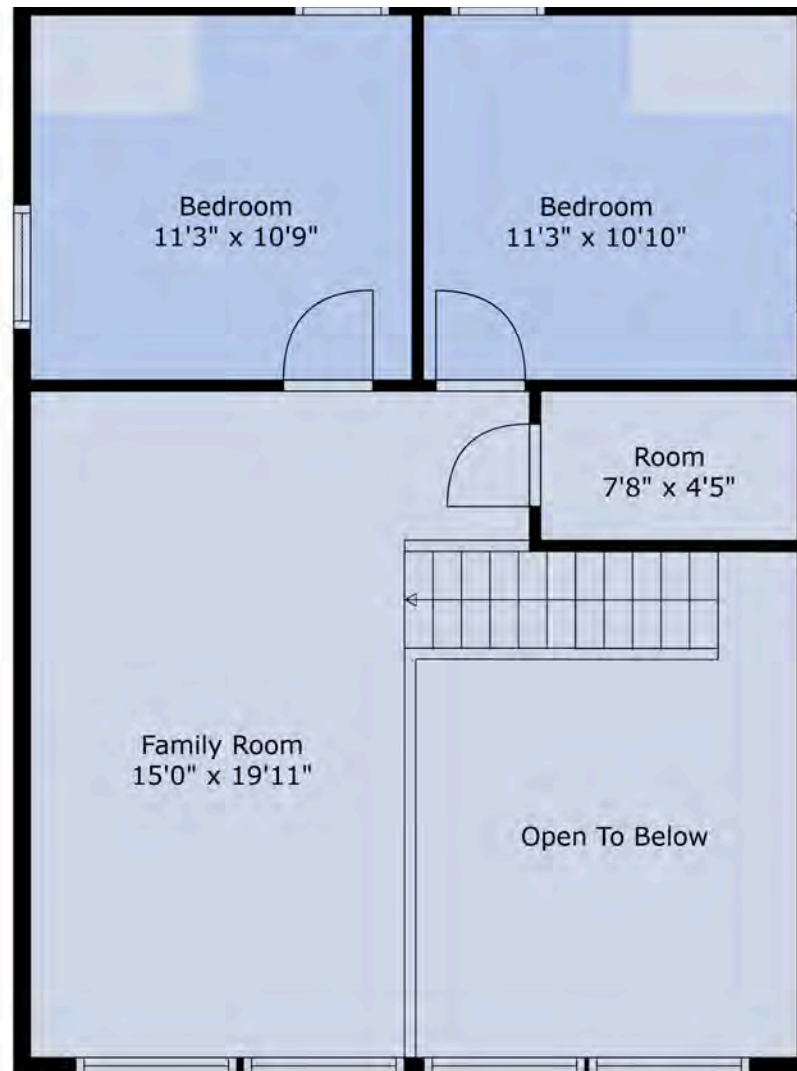
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