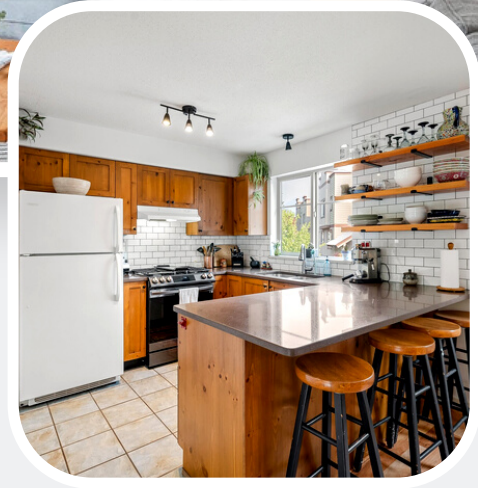
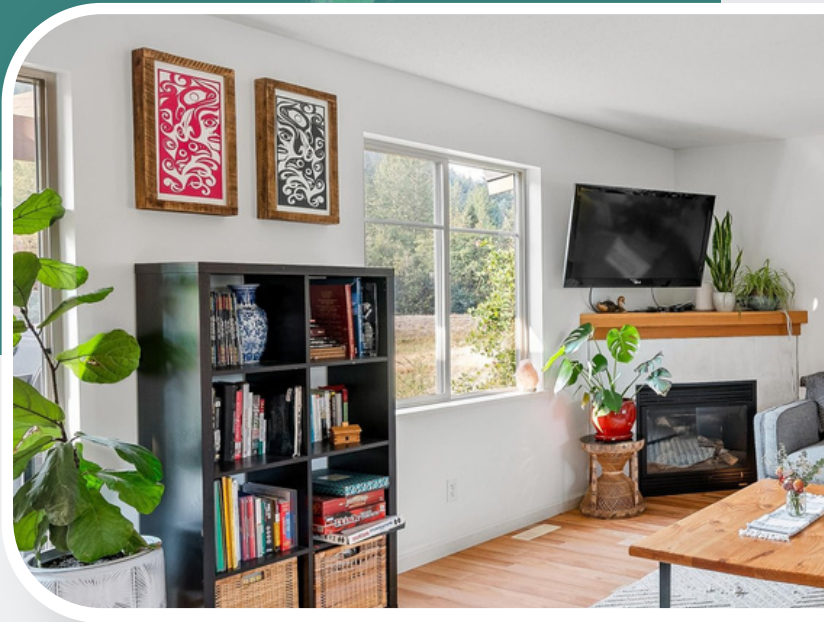

Offered at
\$899,000



1-1446 Vine Road

End unit with an ideal location within the complex and backing onto the Pemberton trail system. Step inside and be greeted by tasteful upgrades such as stone countertops in the kitchen, a cozy gas fireplace and heated tile in kitchen, bathrooms, and entrance. Geothermal heating and cooling, a feature that ensures your comfort year-round and contributes to lower monthly costs. Amenities building, complete with a gym reserved for the use of homeowners.

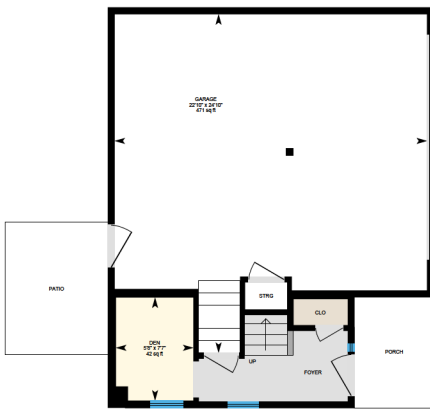
Features

- 3 bedrooms
- 2 bathrooms
- 1 car garage
- Covered deck
- Geothermal heat + cooling
- Great walkability
- Playground

WHISTLER
REAL ESTATE
COMPANY

1-1446 Vine Road, Pemberton, BC

Main Building: Total Exterior Area Above Grade 1404.37 sq ft



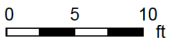
1st Floor
Exterior Area 137.41 sq ft



2nd Floor
Exterior Area 646.24 sq ft



3rd Floor
Exterior Area 620.72 sq ft



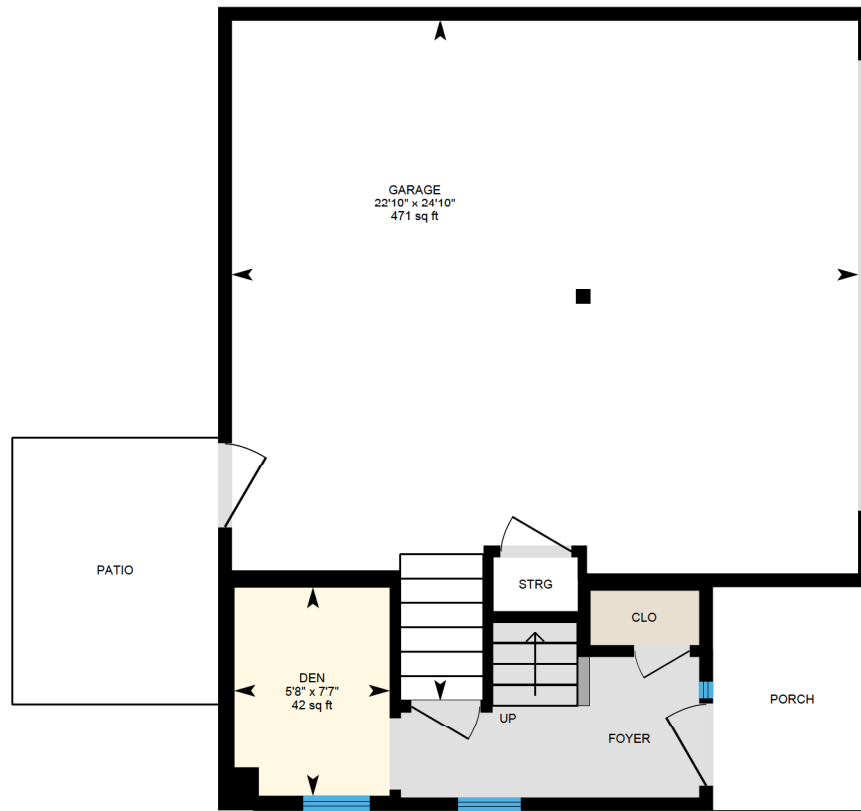
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2023/08/29



1-1446 Vine Road, Pemberton, BC

1st Floor Exterior Area 137.41 sq ft
Excluded Area 515.05 sq ft



0 3 6 ft

PREPARED: 2023/08/29



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1-1446 Vine Road, Pemberton, BC

2nd Floor Exterior Area 646.24 sq ft



0 2 4 ft

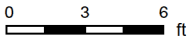
PREPARED: 2023/08/29



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1-1446 Vine Road, Pemberton, BC

3rd Floor Exterior Area 620.72 sq ft



PREPARED: 2023/08/29



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

TITLE SEARCH PRINT

2023-08-25, 09:25:42

File Reference: 1-1446 Vine

Requestor: Danielle Menzel

Declared Value \$385000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District KAMLOOPS
Land Title Office KAMLOOPS

Title Number CA5188833
From Title Number CA4882659

Application Received 2016-05-17

Application Entered 2016-05-19

Registered Owner in Fee Simple
Registered Owner/Mailing Address: MATHIEU RICIGNUOLO, LEASEHAND
1 1446 VINE ROAD
PEMBERTON, BC
V0N 2L0

Taxation Authority North Shore - Squamish Valley Assessment Area
Pemberton, Village of
Pemberton Valley Dyking District

Description of Land
Parcel Identifier: 026-098-661
Legal Description:
STRATA LOT 33 DISTRICT LOT 203 LILLOOET DISTRICT STRATA PLAN KAS2654
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations
HERETO IS ANNEXED EASEMENT KM111196 OVER THAT PART LOT A PLAN KAP63141
SHOWN ON PLAN KAP63142

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE KX130307

TITLE SEARCH PRINT

File Reference: 1-1446 Vine

Declared Value \$385000

2023-08-25, 09:25:42
Requestor: Danielle Menzel

Charges, Liens and Interests

Nature: COVENANT
Registration Number: KT111368
Registration Date and Time: 2002-10-10 09:16
Registered Owner: VILLAGE OF PEMBERTON
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: KV146323
Registration Date and Time: 2003-11-26 14:58
Registered Owner: VILLAGE OF PEMBERTON
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: KV146347
Registration Date and Time: 2003-11-26 14:59
Registered Owner: VILLAGE OF PEMBERTON
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: KV146348
Registration Date and Time: 2003-11-26 14:59
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
VILLAGE OF PEMBERTON
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA5188834
Registration Date and Time: 2016-05-17 13:02
Registered Owner: STREET CAPITAL FINANCIAL CORPORATION
INCORPORATION NO. A0096779

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

COMMON PROPERTY SEARCH PRINT

2023-08-25, 09:25:30

File Reference: 1-1446 Vine

Requestor: Danielle Menzel

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District KAMLOOPS
Land Title Office KAMLOOPS

Common Property Strata Plan KAS2654

Transfers NONE

Legal Notations

HERETO IS ANNEXED EASEMENT KM111196 OVER THAT PART LOT A PLAN KAP63141
SHOWN ON PLAN KAP63142

Charges, Liens and Interests

Nature: COVENANT
Registration Number: KT111368
Registration Date and Time: 2002-10-10 09:16
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Registration Number: KV146347
Registration Date and Time: 2003-11-26 14:59
Registered Owner: VILLAGE OF PEMBERTON
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: KV146348
Registration Date and Time: 2003-11-26 14:59
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
VILLAGE OF PEMBERTON
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: KV146349
Registration Date and Time: 2003-11-26 14:59
Remarks: SEE KV146348 GRANTING KV146348 PRIORITY OVER
KT80162 (SEE ALSO KV110871 AND KV148955)

COMMON PROPERTY SEARCH PRINT

2023-08-25, 09:25:30

File Reference: 1-1446 Vine

Requestor: Danielle Menzel

Nature: PRIORITY AGREEMENT
Registration Number: KV152740
Registration Date and Time: 2003-12-09 12:00
Remarks: GRANTING KV146347 PRIORITY OVER KT80162 (SEE ALSO KV110871 AND KV148955)

Nature: STATUTORY RIGHT OF WAY
Registration Number: KW81793
Registration Date and Time: 2004-06-25 10:49
Registered Owner: VILLAGE OF PEMBERTON
Remarks: INTER ALIA
PART SHOWN ON PLAN KAP75757

Nature: PRIORITY AGREEMENT
Registration Number: KW81794
Registration Date and Time: 2004-06-25 10:49
Remarks: GRANTING KW81793 PRIORITY OVER KT80162, KV110871, AND KV148955

Nature: PRIORITY AGREEMENT
Registration Number: KW81795
Registration Date and Time: 2004-06-25 10:49
Remarks: GRANTING KW81793 PRIORITY OVER KT127962, KV148956, KW14457, KT127963, KV148957 AND KW14458

Nature: PRIORITY AGREEMENT
Registration Number: KW81796
Registration Date and Time: 2004-06-25 10:49
Remarks: GRANTING KW81793 PRIORITY OVER KV146350 AND KV146351

Miscellaneous Notes: NONE