
Offered at
\$1,749,000



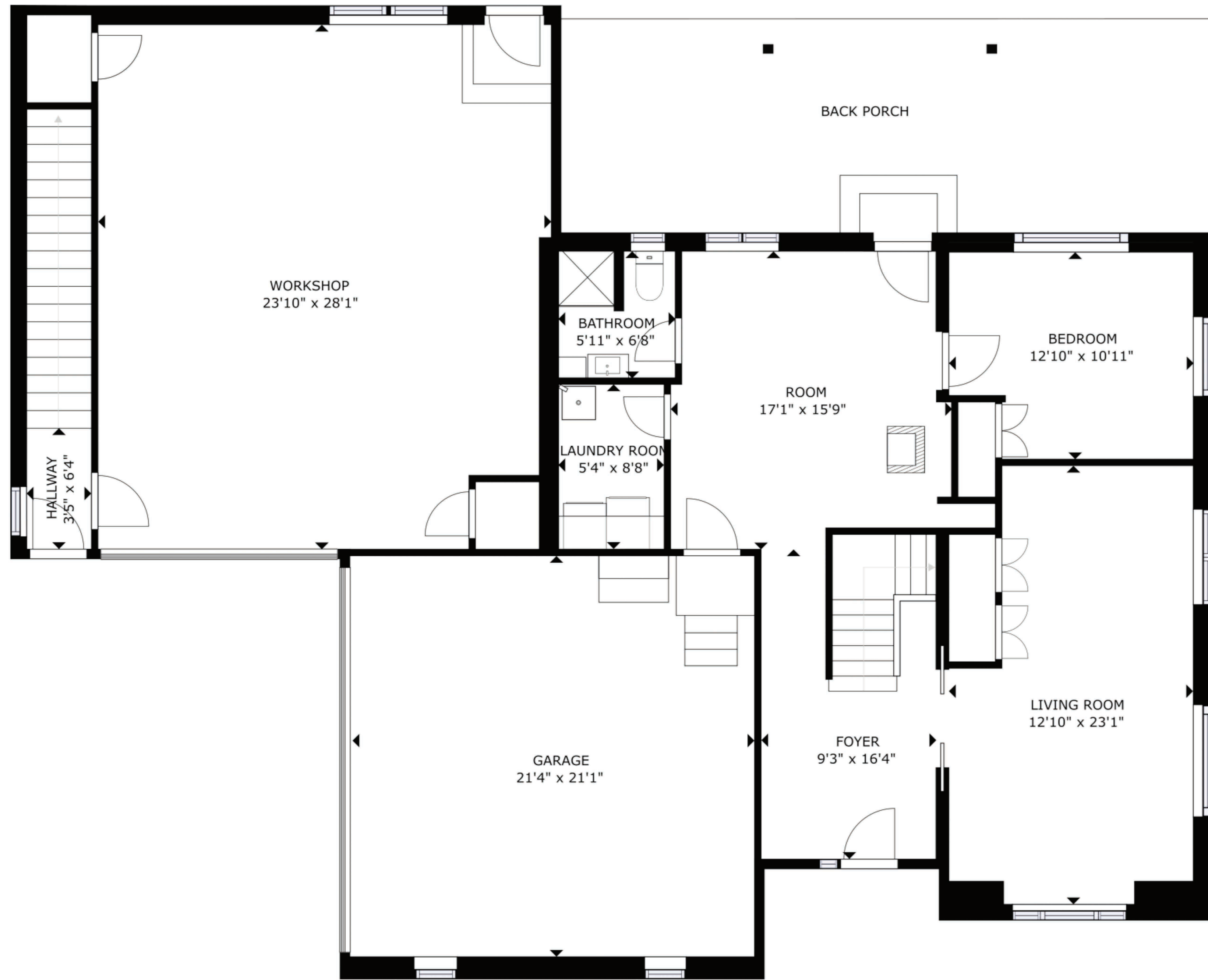
7588 Pemberton Meadows Road

This family home sits moments from town on a sun-drenched .62-acre parcel. The home offers 4 bedrooms, 3 bathrooms, an open living, kitchen and dining area and a large family room. There is a conforming 2 bedroom suite with separate sun deck situated to maximize privacy.

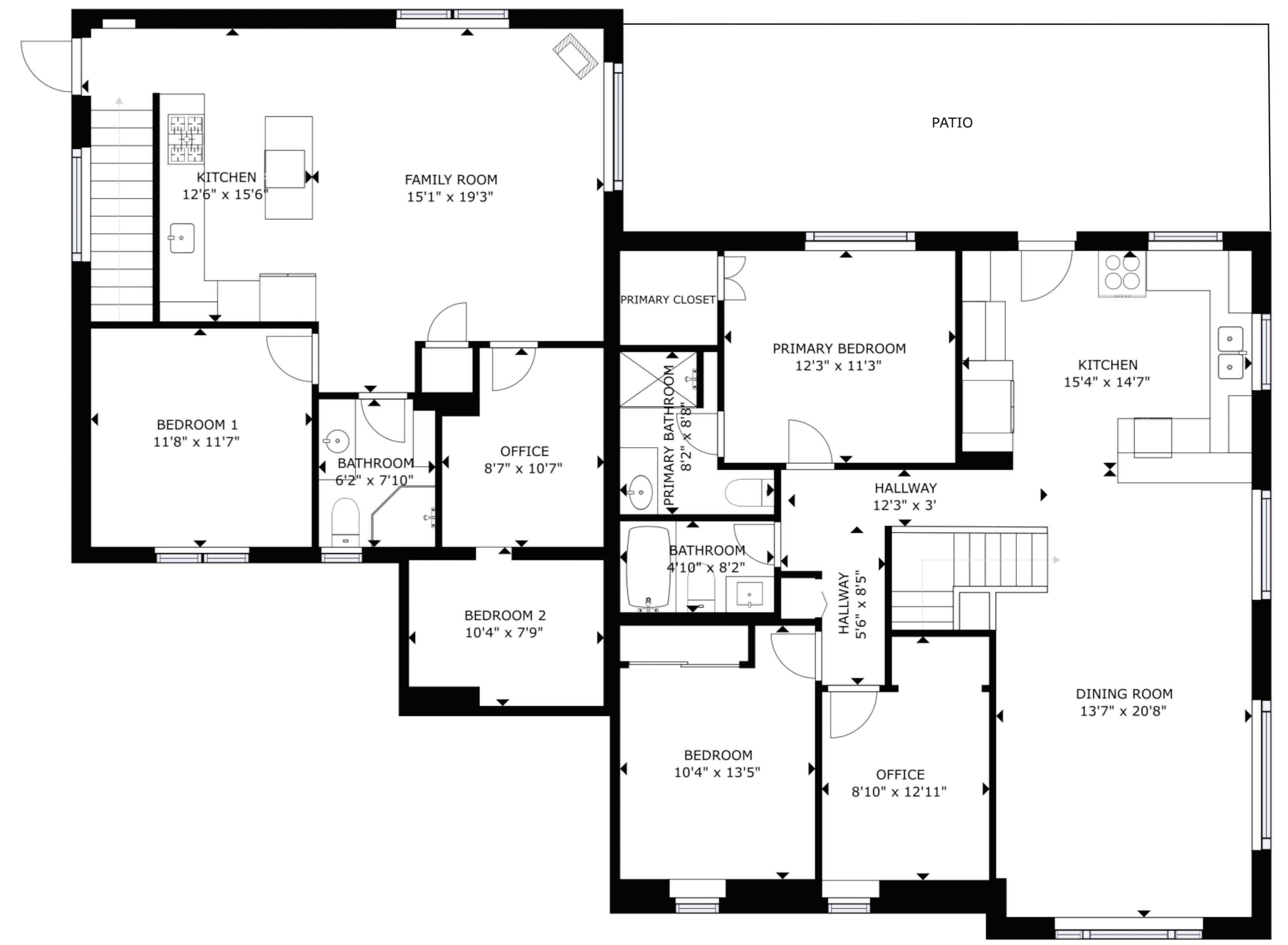
Features

- 4 Bedrooms
- 3 Bathrooms
- 2 Outbuildings
- 2 Bed Suite
- Huge views
- .62 Acres
- Close to town
- Private

WHISTLER
REAL ESTATE
COMPANY



FLOOR 1

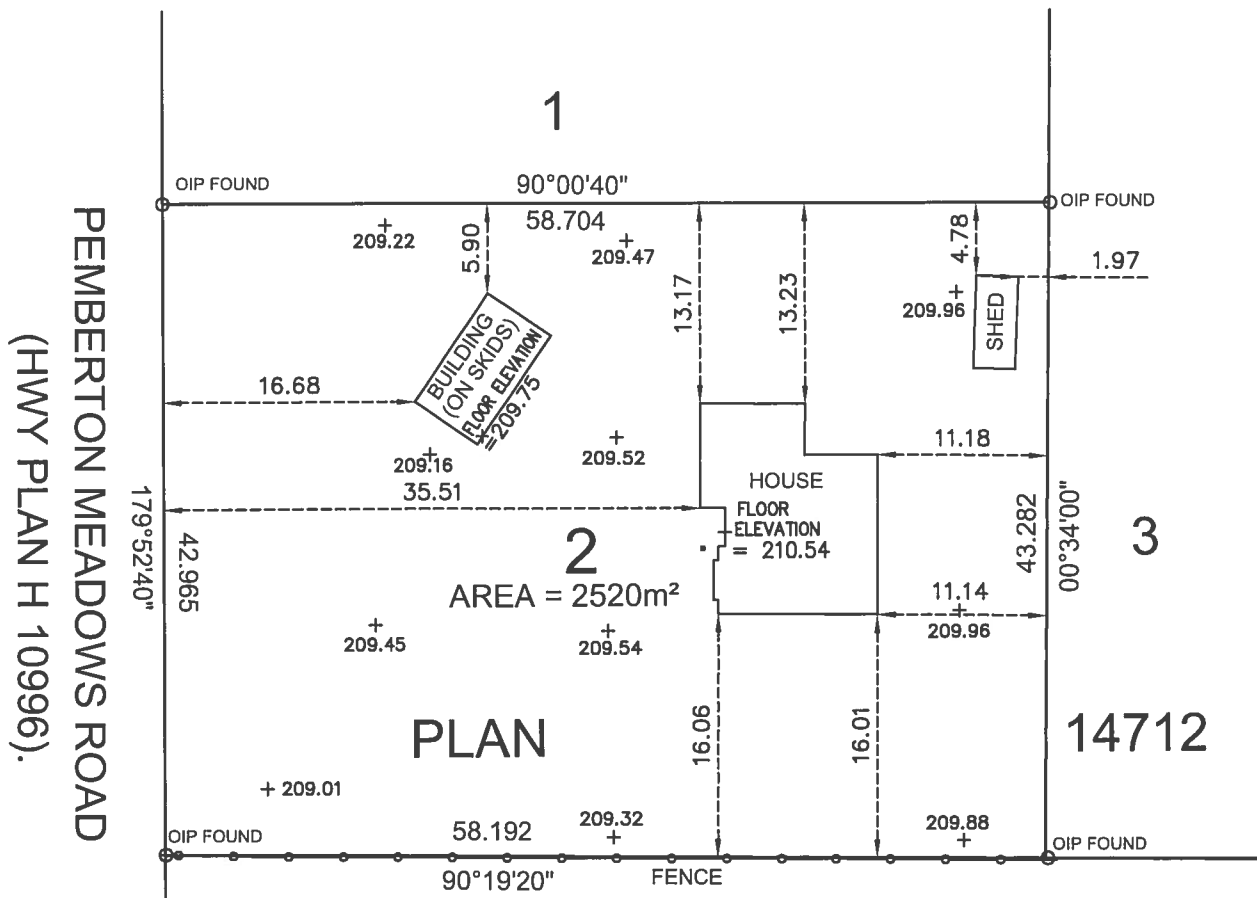


FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 1801 sq.ft, FLOOR 2: 2108 sq.ft
 TOTAL: 3,942

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

PLAN SHOWING THE LOCATION OF IMPROVEMENTS SITUATED UPON LOT 2, D.L. 164, LILLOOET DISTRICT, PLAN 14712.



68 PLAN 883

The location of the features certified by this plan has been determined from existing survey monumentation and does not purport to be a location certified in relation to the property boundaries.

- NOTE : - DIMENSIONS TO BUILDING ARE TO OUTSIDE FINISH SURFACE.
 - ELEVATIONS ARE GEODETIC DERIVED FROM W.R.S. MONUMENT 1069
 + DENOTES SPOT ELEVATION

Doug Bush

Douglas J. Bush ASCT, RSIS
 Applied Science Technologist

This 3rd day of April, 2009.

SCALE 1 : 500	All Distances are in Metres	Issued to:	SQUAMISH-LILLOOET REGIONAL DISTRICT
CIVIC ADDRESS:	7588 PEMBERTON MEADOWS ROAD PEMBERTON, B.C.	Note:	No responsibility accepted for unauthorized use.
PERMIT NO.	EXISTING BUILDING		Property dimensions from Land Title Office records.
DOUG BUSH SURVEY SERVICES LTD. UNIT 18, 1370 ALPHA LAKE RD, WHISTLER, B.C. VON 1B1 PHONE 932-3314 / FAX 932-3039 dougb@dbss.ca		FILE NO.	J09092
		PLAN NO.	09046A

SECTION 7.1 – R1 ZONE - RESIDENTIAL 1

Permitted Uses

7.1 Land, buildings and structures in the R1 Zone shall be used for the following purposes only:

- (1) On parcels less than 2000 square metres the permitted uses are:
 - (a) single-family dwelling;
 - (b) one secondary suite;
 - (c) bed and breakfast;
 - (d) uses permitted in section 3.2
- (2) On parcels 2000 square metres or greater, the additional permitted uses are:
 - (a) a second dwelling unit to create a duplex

Dwellings Per Parcel

7.2 No more than two dwelling units may be located on a parcel.

Parcel Coverage

7.3 The parcel coverage of all buildings and structures shall not exceed 33 percent.

Parcel Area

7.4 The minimum parcel area in the Residential R1 zone shall be 2000 square metres where a waterworks system as defined under the safe Water Drinking Regulation under the *Health Act* is provided and one hectare where there is no waterworks system.

Siting Requirements

- 7.5 (1) No building or structure or part thereof, except a fence, shall be located within 7.5 metres of a front parcel line.
- (2) Where there is no developed rear lane, no building or part thereof shall be located within 3 metres of one side parcel line and 1.5 metres of the other side parcel line.
- (3) Where there is a rear lane, no building or part thereof shall be located within 1.5 metres of a side parcel line.
- (4) No building other than an auxiliary building shall be located within 7.5 metres of a rear parcel line.
- (5) No auxiliary building shall be located within 1.5 metres of a rear parcel line.

Height

7.6 (1) No auxiliary building or structure shall exceed 7 metres in height.

Parking

7.7 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 4 of this Bylaw.

Filing # (OFFICE USE ONLY)
NX 20180985453

1. Property Information	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alteration		<input type="checkbox"/> Repair		<input type="checkbox"/> Amendment – Original Filing #	
	Tax Assessment Roll # 748 000791.000				PID # 008-949-671	
	Legal Description (Plan, Lot, District Lot, Block Numbers) Lot 2 DL164 Plan 14172 LLD					
	Street (Civic) Address or General Location 7588 Pemberton Meadows Road				City Pemberton	
2. Owner Information	Name of Legal Owner Jonaathan and Willow Martin			Mailing Address Box 804		
	Phone 604-815-3712		City Pemberton		Prov BC	Postal Code V0N 2L0
	Name of Authorized Person John Steward			Mailing Address Box 77		
3. Authorized Person Information	Phone 604 812 1782		City Hope		Prov BC	Postal Code V0X 1L0
	Registration # OW 0788			Email bcss@telus.net		
	Sewerage System Will Serve: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Other Structure (specify) _____ <input type="checkbox"/> Other Dwelling (specify) _____ The sewerage system is designed for an estimated minimum daily domestic sewage flow of (check one) <input checked="" type="checkbox"/> Less than or equal to 9,100 litres <input type="checkbox"/> More than 9,100 litres but less than 22,700 litres					
4. Structure Information	Depth of native soil to seasonal high water table or restrictive layer (cm) 210		Information respecting the type, depth and porosity of the soil is attached <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
	GPS Location of System (decimal degrees) Latitude 50 29 12.18 Longitude 122 48 39.2					
	Horizontal Accuracy (m) 10M		<input checked="" type="checkbox"/> Recreational GPS <input type="checkbox"/> Differential GPS			
5. Site Information	Will the sewerage system be located less than 30 m from a well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
	If yes, attach a professional's report and specify the intended distance _____ (m)					
	Distance of proposed sewerage system to the closest body of surface water 700 (m)					
6. Drinking Water Protection	Sewerage treatment method <input type="checkbox"/> Type 1 <input checked="" type="checkbox"/> Type 2 <input type="checkbox"/> Type 3					
7. System Information	<input checked="" type="checkbox"/> Construction of the proposed sewerage system will not conflict with legal instruments registered on the property.			Is this filing submitted as the result of an order from the Health Authority? <input type="checkbox"/> Yes (attach a copy of the order) <input checked="" type="checkbox"/> No		
8. Legal or Regulatory Considerations	Plot Plan (to scale) and specifications are attached <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
9. Plot Plan and Specifications	<input checked="" type="checkbox"/> The plans and specifications are consistent with Standard Practice					
	Source of Standard Practice: <input type="checkbox"/> Ministry of Health Standard Practice Manual <input type="checkbox"/> Other					
10. Authorized Person's Signature	Signature (email submission does not require a signature)				OFFICE USE ONLY	
	Date (dd/mm/yyyy) 19/09/2018				Filing Accepted Date Sept 21, 2018 Receipt Number 11771	