



**2008 TIYATA BLVD | PEMBERTON | \$879,000**

**Danielle Menzel**

Personal Real Estate Corporation

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— The —  
**WHISTLER** REAL ESTATE  
— Company Limited —







## PROPERTY OVERVIEW


Bedrooms:

 3.5

Bathrooms:

 2.5

Square Feet:

 1,952

## 2008 TIYATA BOULEVARD PEMBERTON

**\$879,000**

Come home to Tiyata's newest single family home! This 3 bedroom plus den home features 2 and a half baths and is being constructed by trusted local builders, Fitzgerald Building Co. and includes 2/5/10 New Home Warranty. The architecturally designed home is inspired by Pemberton and family living with an open concept layout.





# PROPERTY HIGHLIGHTS

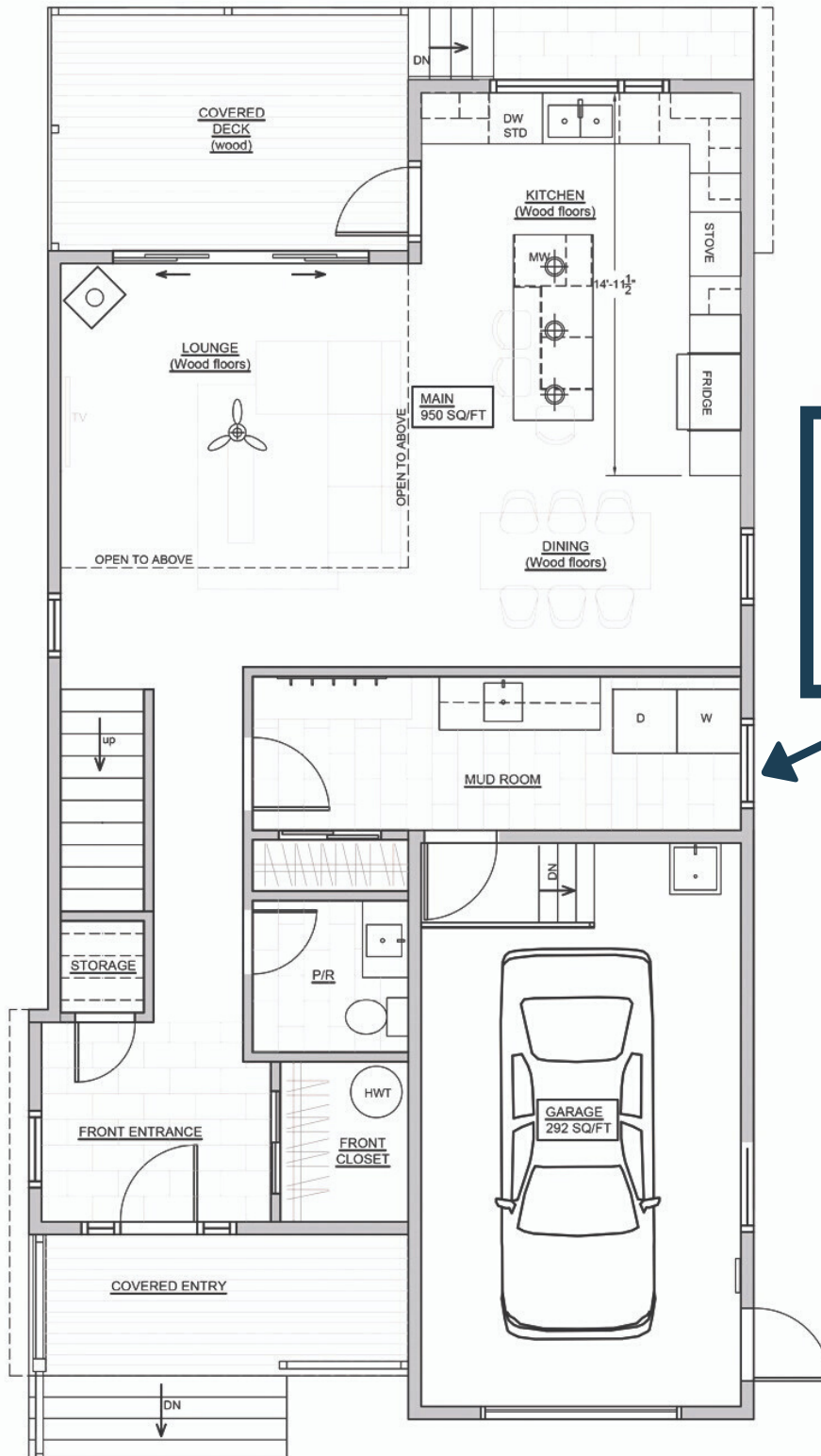
- Oak Hardwood Floors
- Open Concept Living
- Wood-burning Fireplace
- Stellar Views
- Single Car Garage
- Fenced Yard



\*Fireplace will have black side panels





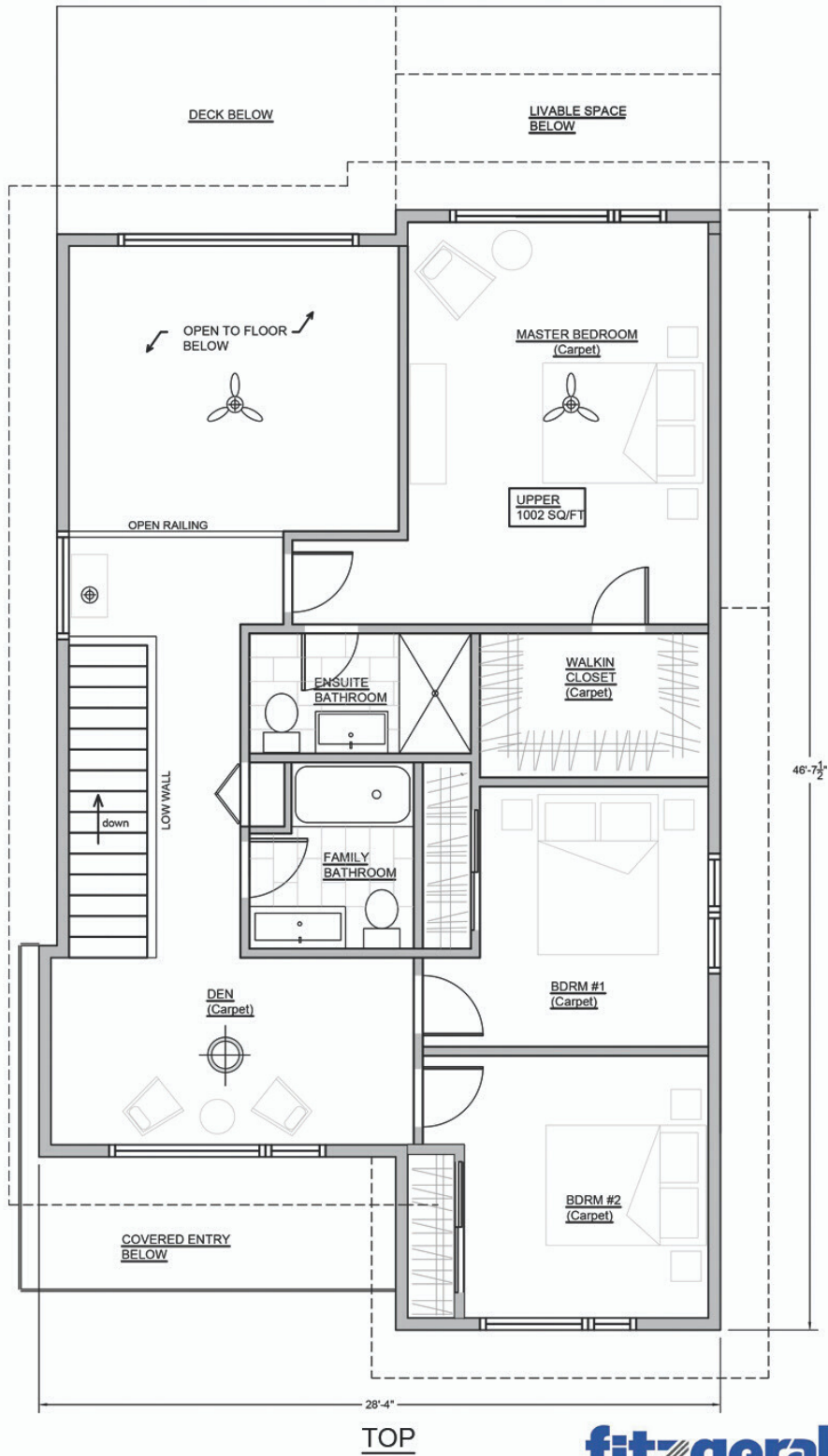


GROUND

**fitzgerald**  
BUILDING COMPANY

All copyrights belong to Fitzgerald Building Company  
Drawings may vary from final product. Sales document. Not for construction.



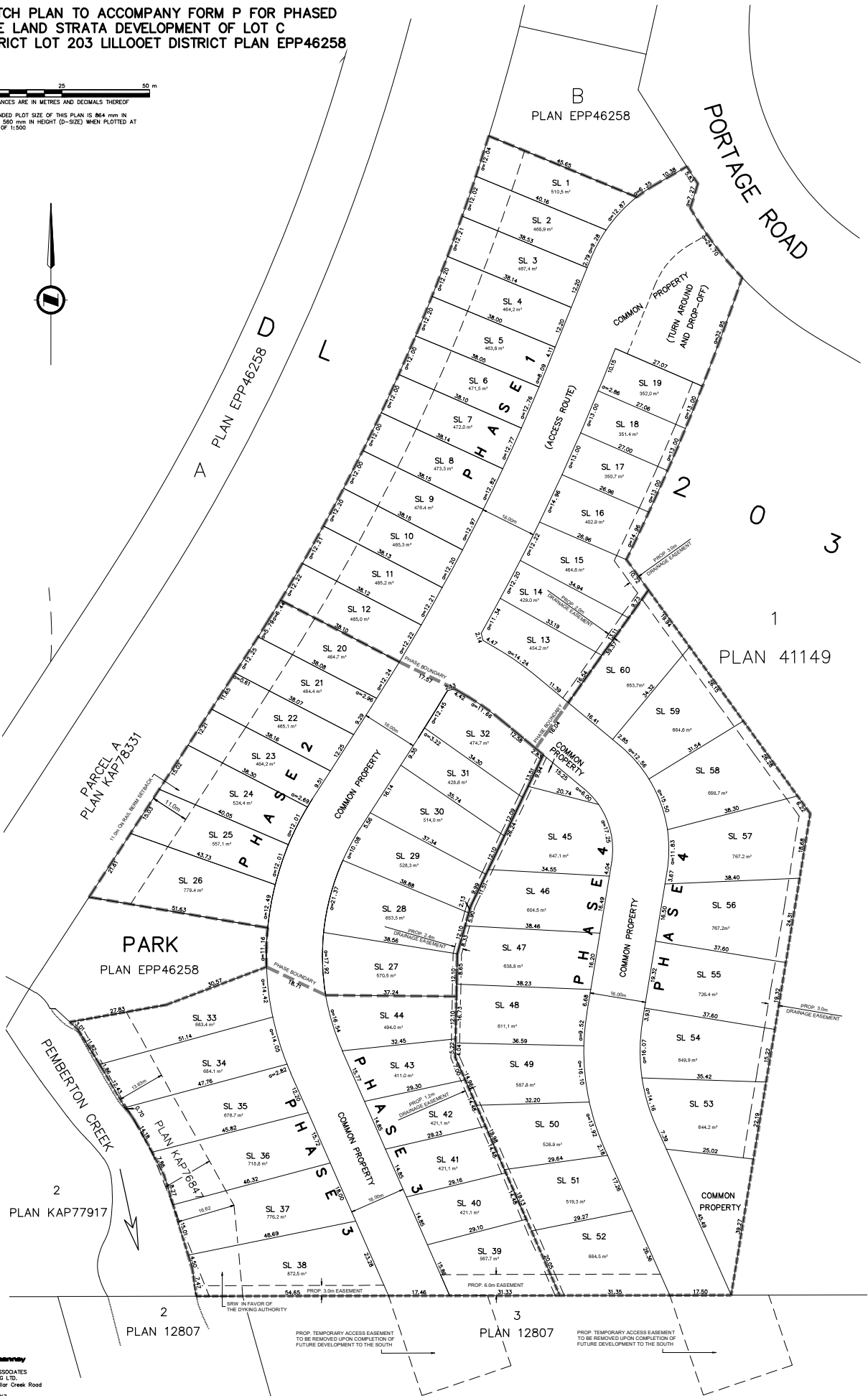


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**SKETCH PLAN TO ACCOMPANY FORM P FOR PHASED  
BARE LAND STRATA DEVELOPMENT OF LOT C  
DISTRICT LOT 203 LILLOOET DISTRICT PLAN EPP46258**

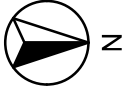
0 25 50 m  
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
THE INTENDED PLOT SIZE OF THIS PLAN IS 864 mm IN  
WIDTH BY 560 mm IN HEIGHT (D-SIZE) WHEN PLOTTED AT  
A SCALE OF 1:500



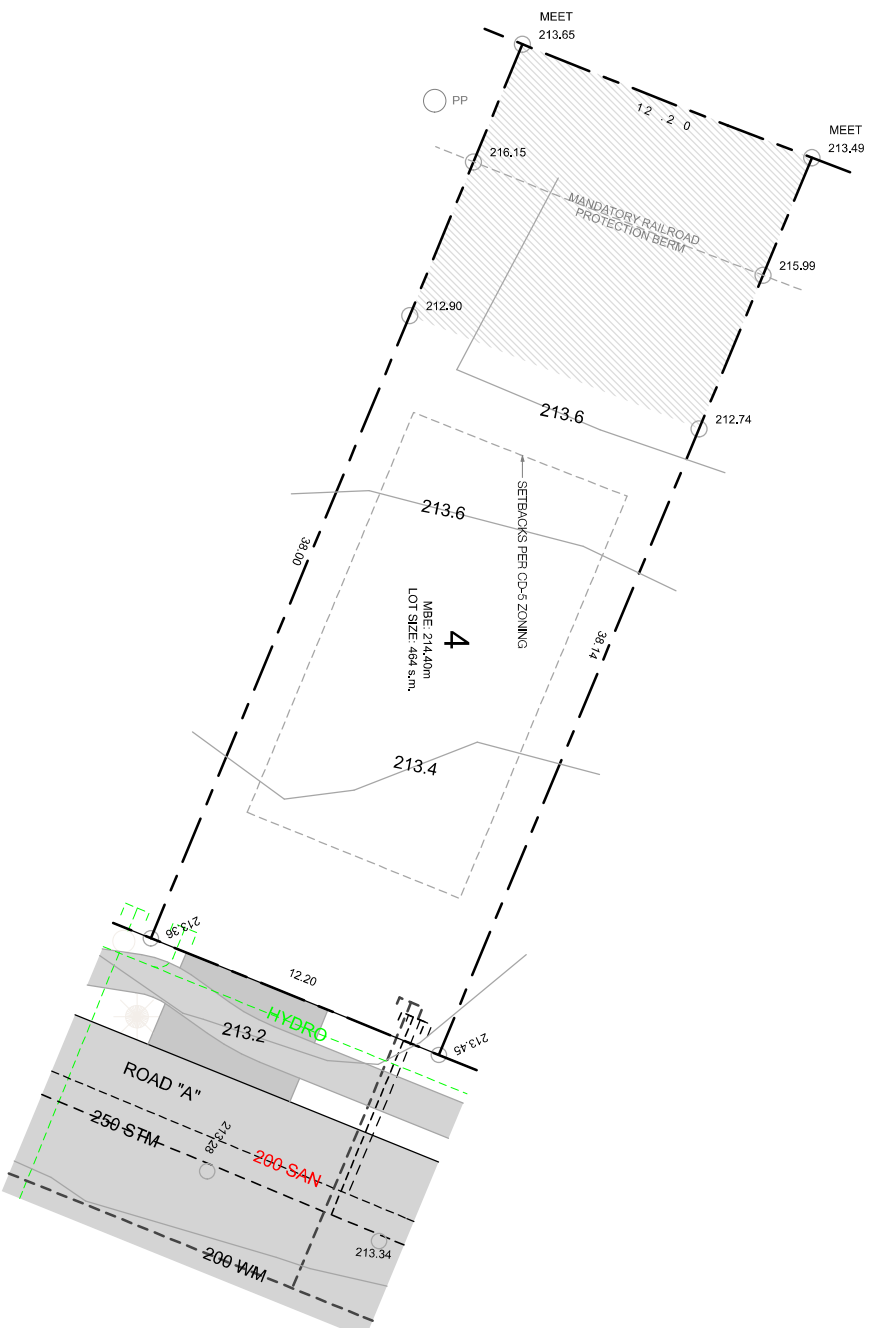
**McElmanne**  
MCELMANNE ASSOCIATES  
LAND SURVEYING LTD.  
205 - 1055 Millar Creek Road  
Whistler, BC  
Canada V8E 0K7  
Tel: 604 932 5426

OUR FILE NO. 2113-02026-00  
OUR DRAWING NO. 02026-00-W-0-FORM-P-R9.DWG

THIS PLAN LIES WITHIN THE SQUAMISH LILLOOET REGIONAL DISTRICT.



\* ALL LENGTHS AND GEODETIC HEIGHT POINTS ARE IN METRES\*



**LOT 4 GRADING PLAN**

1/16" = 1'-0"

**Disclaimer:** This plan is for information only and should be verified by the Lot Owner with the Village of Pemberton, or any other agency.

**LOT 4 GRADING PLAN**  
TIYATA VILLAGE, PEMBERTON  
(PORTION TAKEN FROM CIVIL SURVEY COMPLETED BY WEBSTER ENGINEERING)

FOR HEATING  
SMALL – MEDIUM SPACES



FIREPLACES & STOVES

## Neo 1.6

Make a bold statement with the innovative freestanding Neo 1.6. Its tall profile makes for easy loading and a line-of-sight view of the flame, while its clean lines and bold design ensure it will be the focal point of any room.

Available in



SUNSET RED



EBONY



COFFEE  
BEAN  
BROWN



TITANIUM



IVORY



COPPER



ROYAL  
BLUE\*



BLACK  
PEARL\*

\* Available as premium colour

### STANDARD FEATURES

- Reliable, durable non-catalytic technology
- Air wash system for super clean ceramic glass
- Easy to use ash disposal system
- High-tech multi-port combustion air injection system
- Inside and outside combustion air capable
- Floating firebox for extended stove life
- Rich Metallic Black finish
- Heavy plate-steel top
- Porcelain Enamel finish
- 304 Stainless Steel baffle, insulation cover, rails and flame shield
- Boost air for easy lighting
- Extended Burn Technology (EBT)
- Leveling Legs
- Removable Cast Iron Trivet

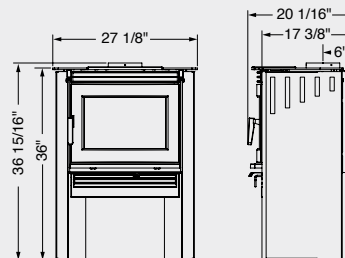
### DESIGN OPTIONS

Metallic Black or a choice of eight Porcelain Enamel colors

### PERFORMANCE OPTIONS

125 cfm temperature actuated variable speed blower

BTU Cord Wood . . . . . 70,000 BTU  
BTU EPA Test Fuel. . . . . 40,000 BTU  
Efficiency (LHV) . . . . . 81.3%  
Emissions. . . . . 3.9 gm/hr.  
Log Size . . . . . 18 inches Max.





# New Home Registration Form

*The purpose of this form is to certify, for the purpose of section 30 of the Homeowner Protection Act, that a proposed new home is covered by home warranty insurance and built by a licensed residential builder.*

Form: 347551

## A. BUILDER INFORMATION

**Licence Number:** 43524

**Expiry Date:** October 31, 2020

**Company Name:** Fitzgerald Building Company Inc.

## B. PROPERTY INFORMATION

**Civic Address:** 2008 Tiyata Boulevard

**City/Town:** Pemberton

**Province:** British Columbia

**Postal Code:** V0N 2L0

**PID:** 030-433-720

**Legal Description:** Strata Lot 4, Plan EPS4543, District lot 203, Lillooet land district

**Owner(s) of the Property:** Fitzgerald Building Company Inc.

## C. CONSTRUCTION INFORMATION

**Number of Dwelling Units:** 1

**Type of New Home:** Single

## D. PROOF OF HOME WARRANTY INSURANCE

*Certified and sealed by warranty provider:*

**Seal:**

**Warranty Provider:** Aviva Insurance Company of Canada

**Builder Warranty No.:** NHWB98701

**Insurance No.:** NHWB98701-A06

**Warranty Provider Seal Date:** October 30, 2019



## E. BUILDING PERMIT INFORMATION

**Municipality or Regional District:** Pemberton

**Date Issued:** October 31, 2019

**Permit No.:** 1896