



**9410 PORTAGE RD | BIRKEN | \$565,000**

**Danielle Menzel**  
Personal Real Estate Corporation  
604 698 5128  
danielle@wrec.com



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







## PROPERTY OVERVIEW

Bedrooms:

 2

Bathrooms:

 1

Square Feet:

 840

## 9410 PORTAGE ROAD BIRKEN

**\$565,000**

Sitting on .37 of an acre is this quaint cottage, in the heart of Birken BC. The home has been lovingly renovated and offers a comfortable home base for all of your many adventures. The property is well cared for and set up for guests and entertaining. Guests can be accommodated in the Airstream trailer which is included with the sale or in the detached bunkie. Take in the beautiful views from the hot tub on the tiered deck or relax in a hammock in the backyard amongst the gardens. This is your own personal haven less than 30 minutes from Pemberton.







The cottage offers a cozy living area with propane fireplace and built in bookshelves. The east facing windows enjoy plenty of natural light. The main living area opens onto a large patio with hot tub and the recently renovated kitchen. The home offers 2 full bedrooms, a three piece bath and laundry. Wee planned and lovingly cared for - this home is move in ready.



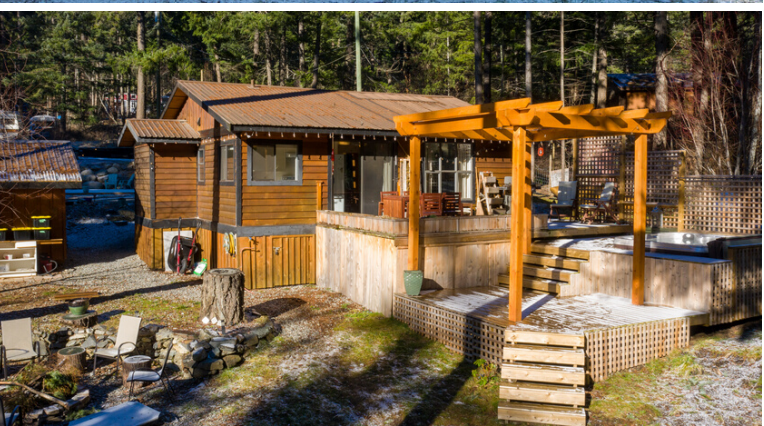




Guest spaces include a 34' Excella Airstream that was extensively renovated in 2017 and is wired on a separate "shop" circuit as well as a separate bunk house.











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5-7331 Arbutus Street  
Pemberton, BC V0N 2L1

Affiliate Partners:





# Improvements

## 2016

- Valor propane fireplace installed (Fireplace by Maxwell - North Van) - \$7000
- Living room alcove finished
- Interior walls repaired and painted
- Ceilings painted
- Hazardous Douglas Fir trees professionally removed (2 - near house)
- Rear porch removed and 264 square foot raised deck built
- Crawl space lined with vapour barrier
- Blown insulation installed in attic
- Vinyl plank flooring installed in kitchen and bathroom
- Kitchen and bathroom faucets replaced
- Kitchen light fixtures replaced

## 2017

- Raised garden beds build, fence repaired
- Upgrade to 200 amp service (permitted)
- Hot tub installed (Pinnacle Hot Tub - Pemberton) - \$11,000
- Deck surrounding hot tub - 130 square feet
- Lower deck - 156 square feet
- Front deck - 72 square feet
- Airstream guest house (34' Excella 1000) installed, gutted, and renovated
  - Professionally wired on a separate "shop" circuit
- Airstream deck - 572 square feet
- New Bosch dishwasher
- Custom light fixture in Master

## 2018

- New GE fridge and stove
- Detached meditation studio - approx. 86 square feet with 48 square foot deck
- Motorcycle/garden shed
- Pergola
- Dead/hazardous Douglas Fir professionally removed (rear of property)
- Healthy Douglas Fir trees professionally limbed

## 2019

- New kitchen cabinets and countertops
- Kitchen painted
- New range hood (unvented model)
- Custom built-in bookcase in living
- New 50g hot water heater
- Dead Douglas Fir removed (at drive)

## Inclusions:

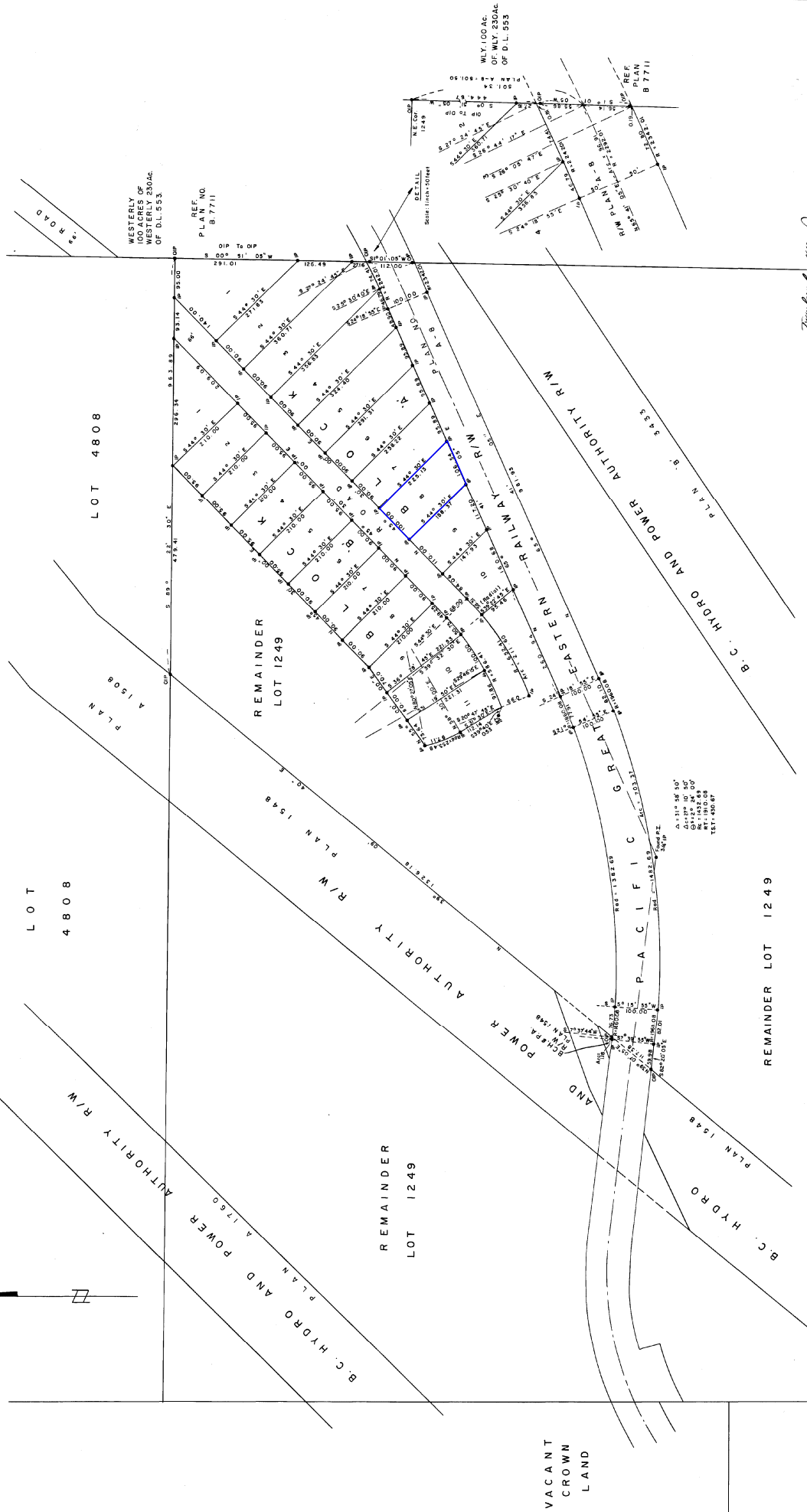
- Airstream "guest house" - 34' 1991 Excella 1000 - bedroom, bathroom, living area, and kitchenette with fireplace
- Meditation studio - 86 square feet with french doors, stained glass windows, solar lighting, built-in bookcase, and 48 ft2 deck
- Two sheds
- 7000w DeWalt gas generator



PLAN OF SUBDIVISION OF PART OF LOT 1249, LILLOOET DISTRICT.

Scale: 1 inch = 100 feet

Plan No. 17169  
REGISTERED IN THE LAND REGISTRY OFFICE OF BRITISH COLUMBIA  
MAY 27 1997  
H. H. HUBBY  
REGISTERED SURVEYOR



Owner: *Tom... ..*  
 Witness: *...*  
 Approved: *M. G. Elton*  
 Registrar: *...*

APPROVED under the Land Title Act  
 on the 28th day of April 1997  
 M. G. Elton  
 Registrar

L.S.E.S.D.  
 • DP denotes true Post Bound  
 • DT denotes true Front Bound  
 • RT denotes true Rear Bound  
 • M.T. denotes true Side Bound  
 Bearings are arbitrary and are given  
 from the authority of LOT 1249  
 Plan No. 1548

APPROVED AS TO DEDICATION OF ROAD  
 BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
*[Signature]*  
 MONTREAL TRUST COMPANY  
*[Signature]*

L.S. Member of the City of Vancouver British Columbia  
 Land Surveyor under the Land Title Act  
 of the Province of British Columbia  
 on the 28th day of April 1997  
*[Signature]*  
 A Commissioner of the Public Trustee with British Columbia  
 on the 28th day of April 1997  
*[Signature]*

M. G. Elton  
 Surveyor  
 Vancouver, B.C.  
 No. 290

LOT 1562

VACANT  
CROWN  
LAND