



8891 PEMBERTON MEADOWS ROAD

SUBSTANTIAL
PEMBERTON
ACREAGE

4.5
BEDROOMS

2,764 SQ.FT.
RESIDENCE

3
BATHROOMS

75.36
ACRES

EXCEPTIONAL OPPORTUNITY



Blending the beauty of rural living with a rare commercial venture, this 75+ acre luxury estate offers an exceptional lifestyle just over 2 hours from Vancouver. Framed by sweeping views of the Pemberton Icecap Glacier and valley below, the main residence balances old-world charm with polished, inviting interiors ideal for all seasons. The agricultural zoning supports a breadth of possibilities, with over 8,000 sq.ft. of commercial-grade food production facilities already in place and expansion potential for greenhouses or cultivation of unused land. Room to build, space to unwind, and time to breathe.



THE PROPERTY

SITE OVERVIEW

- 75.37 Acres
- Stunning Private Residence with Panoramic Mountain Views
- Two Food Production Buildings Totalling 8,000 + sq.ft.
- Ten 2,000 sq.ft Greenhouses

ZONING Agriculture 1 (Acgr 1)

COMMERCIAL EXPANSION OPPORTUNITY

- Zoning Permits Further Greenhouse Expansion of up to 35% of Land Area

PROXIMITY Whistler - 40 min, Vancouver - 2 hr 10 min





THE LAND

- Access across breadth of site via graveled driveway and access points at front and rear of property. Direct access to Ryan River Main line
- Main residence boasts ultimate privacy set back 600m from road
- Commercial buildings fenced with solid 3/16" black steel fencing with sliding vehicle gates (3) and man gates (2)
- Underground services including power, water, fiber optics, and propane to all buildings
- Two wells and pump house complete with sand filters and chlorine drip system to eliminate E. coli risk for greenhouses and field irrigation areas
- Water filtration systems in building 1, which also feeds the main residence
- Located in Building 2, additional well and filtration system with glacier fed water source and artesian spring for all water at site



THE RESIDENCE

OVERVIEW

2,764 sq.ft | 4 Bedrooms | 3 Bathrooms | Crawlspace

DESIGN & CONSTRUCTION

- Platform frame construction - fir plywood throughout exterior and sub floors
- 5/8" re-barred monolithic poured foundation and walls
- Metal formed flashing installed at concrete wall to framing connection - prevents moisture, bugs, rodents from ingress into the construction envelope
- Earthquake resilience design and construction plus diagonal wall bracing
- Cedar exterior cladding, metal standing seam roof and argon filled low E thermopane windows







APPLIANCES

- Built-in automated cigar humidor in living room cabinetry
- Sub Zero fridge
- Built-in Ultraline wine fridge
- Commercial 6 burner DCS range with hot plate and 2 ovens
- Kitchen Aid dishwasher and double sink
- Venmar commercial fume hood
- Maytag washer and dryer



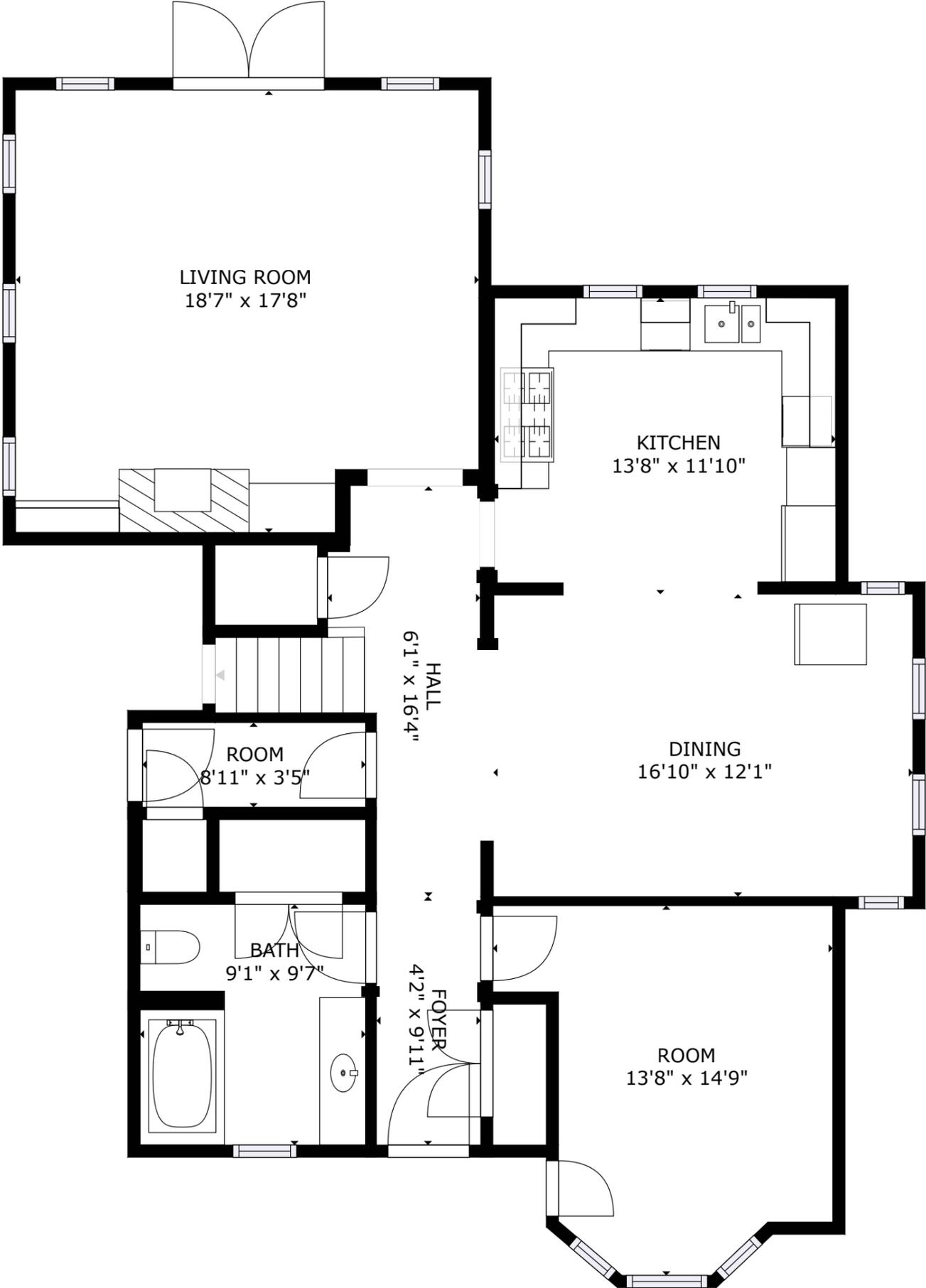
EXTERIOR

- Mature and extensive landscaping with full automated irrigation and pre-wired for lighting
- Piped propane BBQ hook-up on exterior deck
- Clear cedar wrap around covered deck

SYSTEMS

- Cummins 13KW propane back-up generator and ATS for power outages - 3 years ago
- Weil-McLain propane boiler - 5 years old - with radiant in-floor heating throughout
- Rudd central air conditioning system plus mini-split for 3rd floor cooling - 2 years old
- 75-gallon Bradford White propane fired hot water heater - 5 years old
- Back up electric furnace (100% capacity)
- Built-in audio throughout and exterior deck
- Humidification and dehumidification built-in throughout residence
- Stand-alone septic tank
- HRV, central vac plus two gas fireplaces

MAIN RESIDENCE
FLOOR ONE

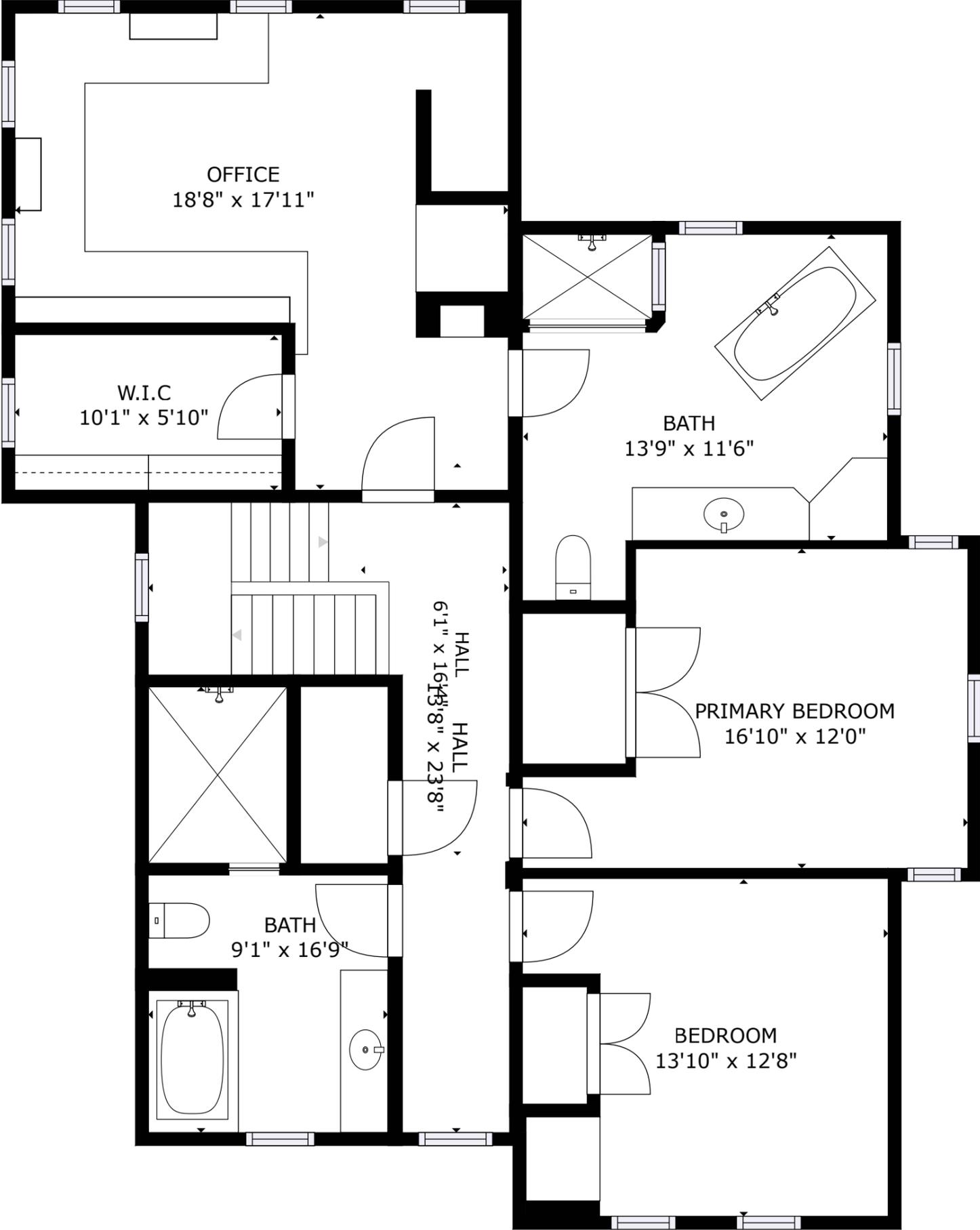


TAKE VIRTUAL
TOUR



MAIN RESIDENCE

FLOOR TWO

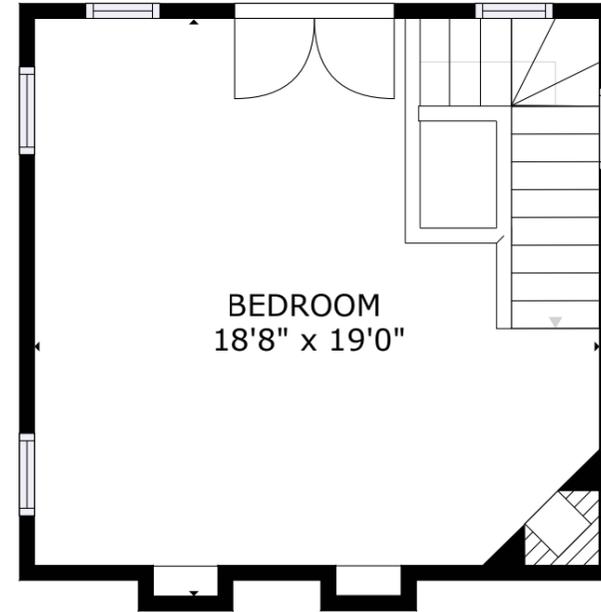


TAKE VIRTUAL
TOUR



MAIN RESIDENCE

FLOOR THREE



TAKE VIRTUAL
TOUR



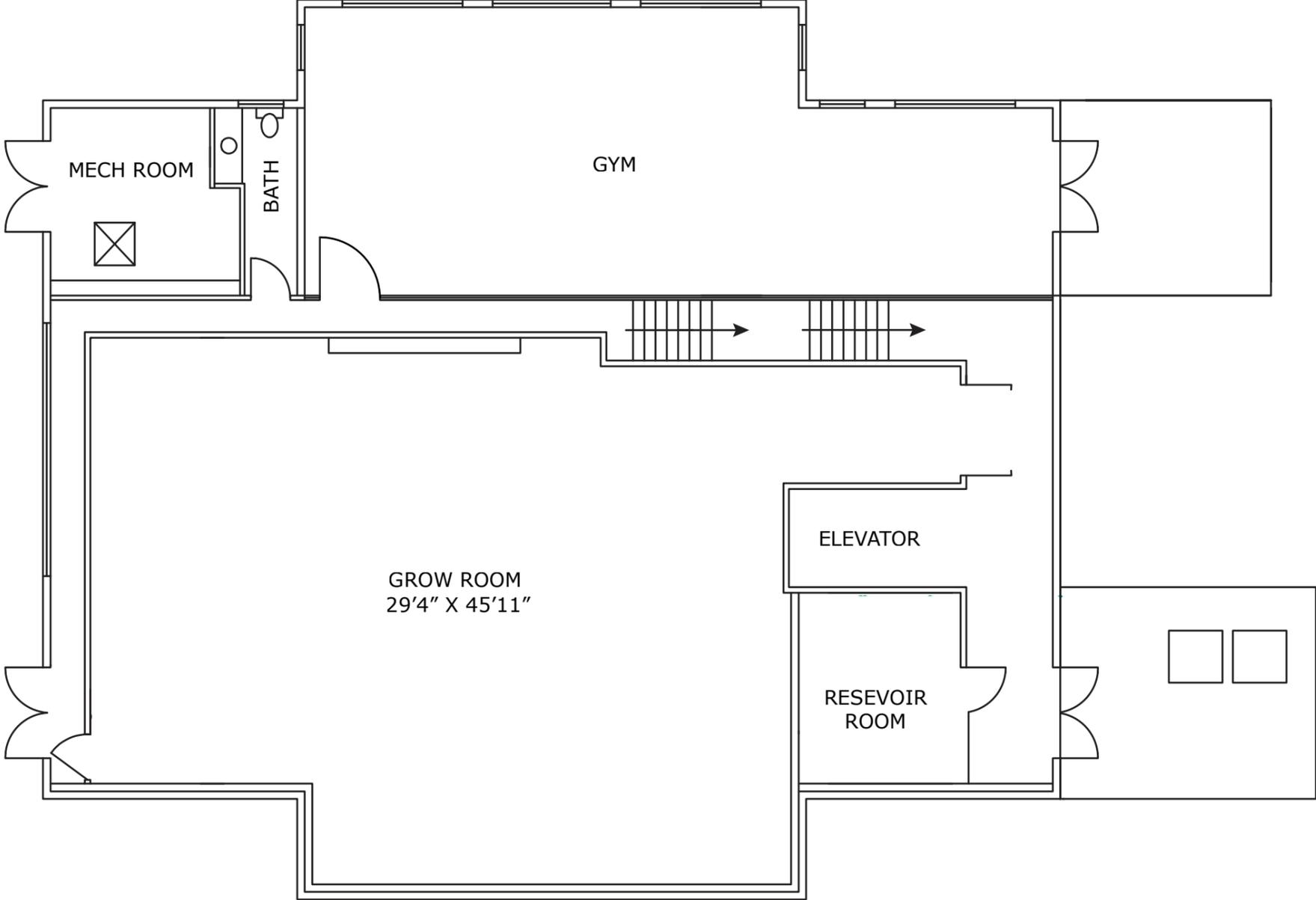


BUILDING ONE



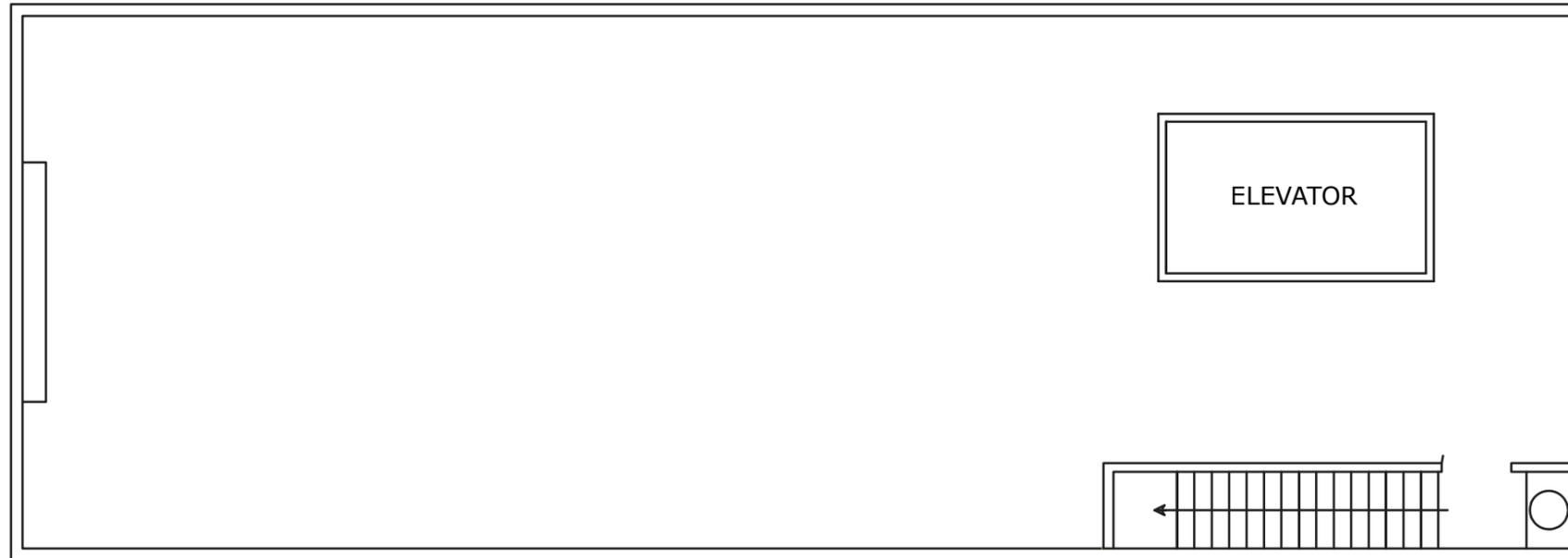
BUILDING ONE

MAIN FLOOR



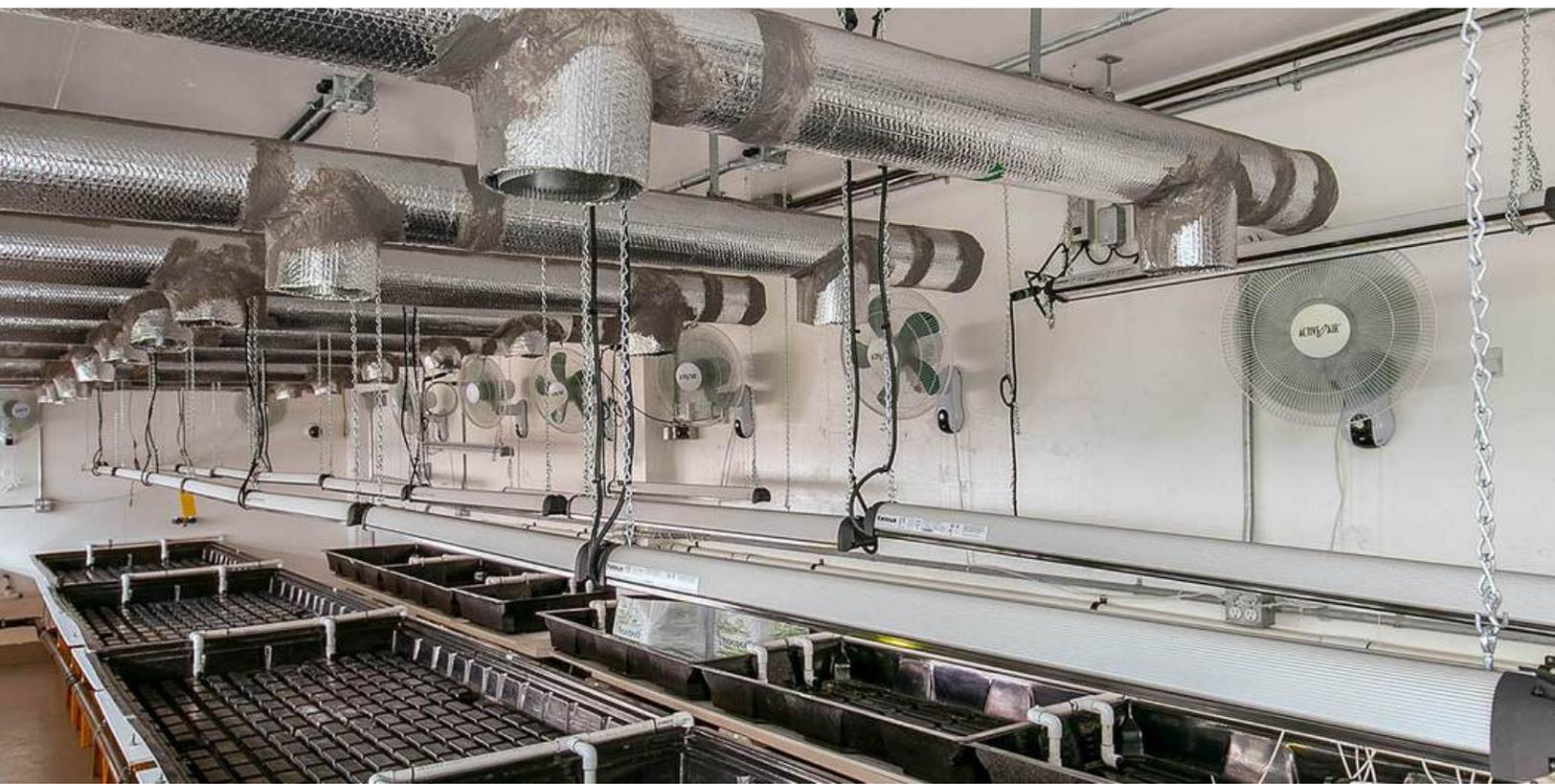
BUILDING ONE

FLOOR TWO





BUILDING TWO



BUILDING TWO

