



8891

PEMBERTON MEADOWS

Combine the best of rural life with a unique commercial opportunity on this luxury estate set on over 75 acres of agricultural zoned land, just over 2 hours' drive from Vancouver.

Majestic mountain views of Pemberton Icecap Glacier and the valley beyond surround the old-world charm of the main residence, where sophisticated finishes give way to intimate, relaxed spaces to enjoy every season.

An extensive commercial infrastructure includes over 8,000 sq.ft. of food production facilities, along with greenhouses totaling 20,000 sq.ft. Zoning permits further greenhouse expansion and farming of vacant fallow acreage.

Find space here – to play, to earn, or just breathe.

THE PROPERTY

SITE OVERVIEW

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

ZONING Agriculture 1 (Acgr 1)

COMMERCIAL EXPANSION OPPORTUNITY

- Xxx Acres Of Unfarmed Agriculture Zoned Land
- 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



BUILDING 1

PROPANE + FUEL
STORAGE

BUILDING 2

THE RESIDENCE

GREENHOUSES →



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

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



INTERIOR FINISHES

- Solid cherry cabinetry and granite counters throughout residence
- 1/4" sawn old growth fir mill work throughout windows, doors and finishes
- 3/4" solid American cherry flooring throughout main floor with black walnut inlay
- Woolen carpets throughout upper floor
- Custom lighting and wooden blinds throughout
- Bullet proof glass on exterior doors on main floor







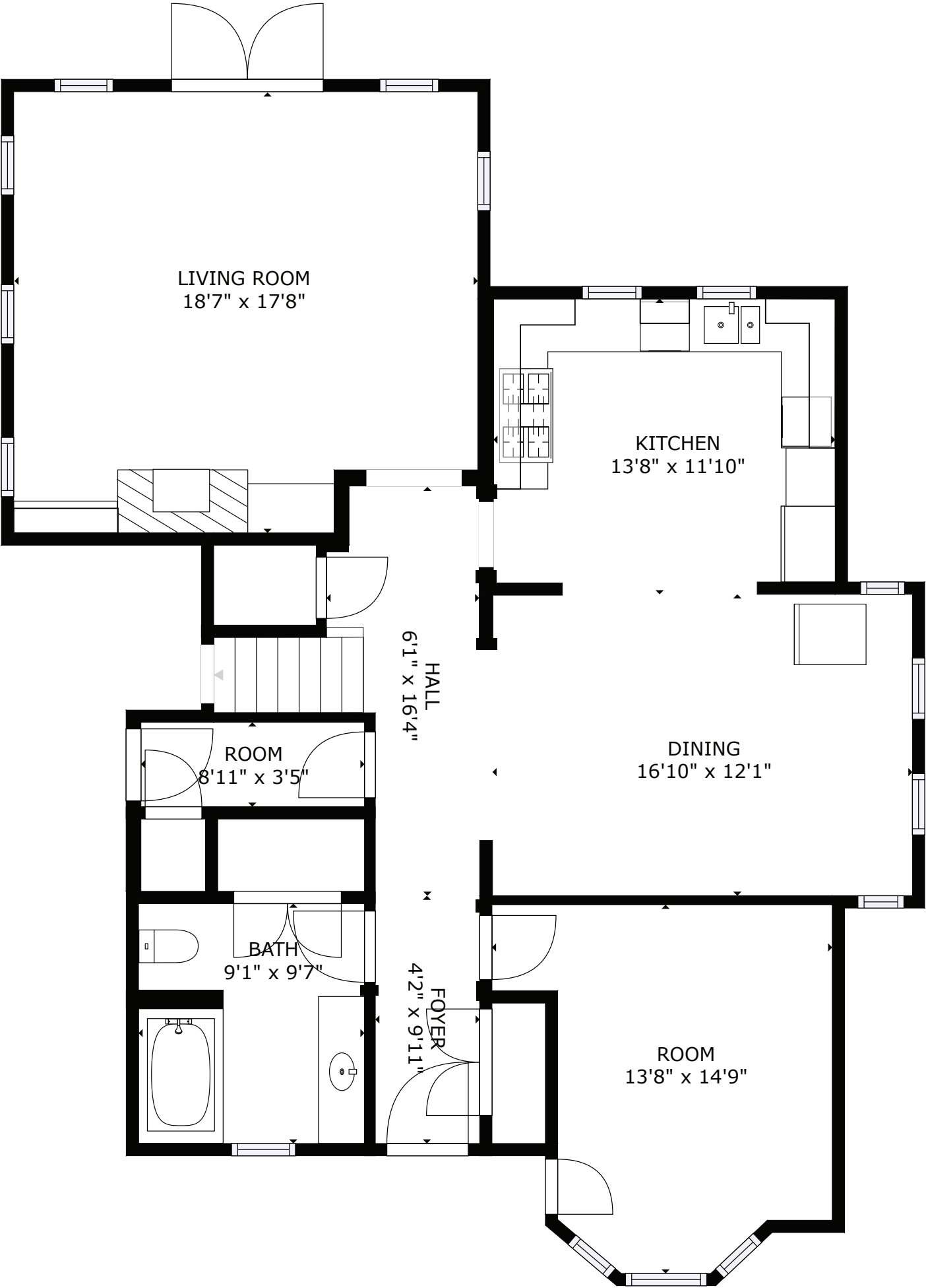


APPLIANCES

- 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

MAIN RESIDENCE

TAKE VIRTUAL
TOUR

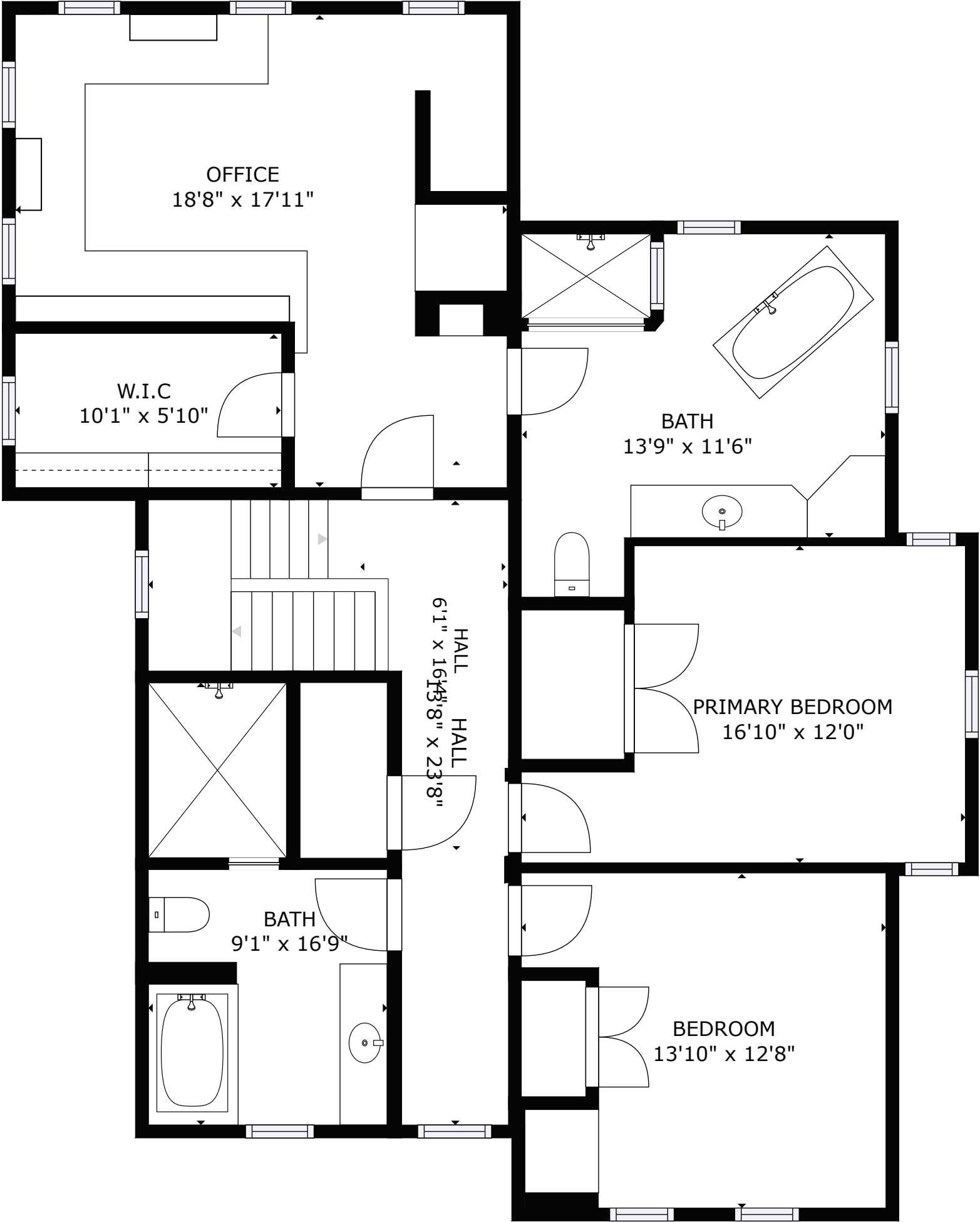


MAIN FLOOR

MAIN FLOOR: 1,204 SQ.FT.
FLOOR 2: 1,229 SQ.FT.
FLOOR 3: 331 SQ.FT.
TOTAL: 2,764 SQ.FT.

MAIN RESIDENCE

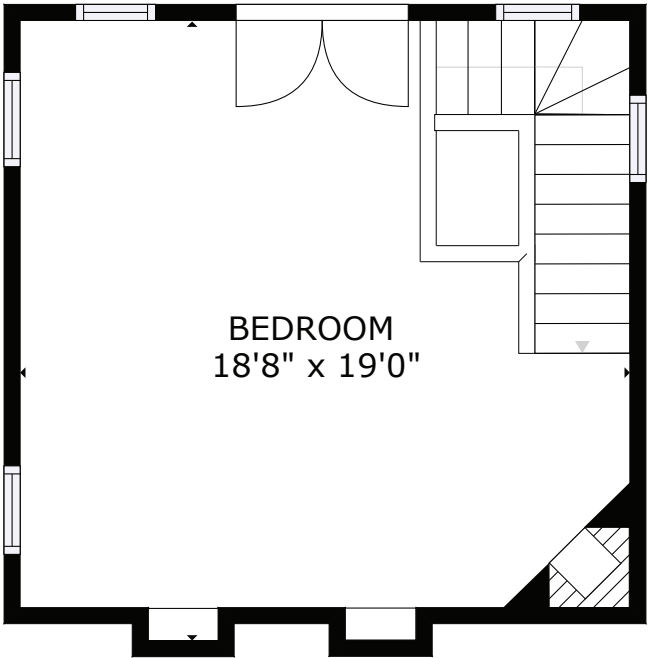
TAKE VIRTUAL
TOUR



FLOOR 2

MAIN FLOOR: 1,204 SQ.FT.
FLOOR 2: 1,229 SQ.FT.
FLOOR 3: 331 SQ.FT.
TOTAL: 2,764 SQ.FT.

MAIN RESIDENCE



FLOOR 3

TAKE VIRTUAL
TOUR



MAIN FLOOR: 1,204 SQ.FT.
FLOOR 2: 1,229 SQ.FT.
FLOOR 3: 331 SQ.FT.
TOTAL: 2,764 SQ.FT.



COMMERCIAL OVERVIEW

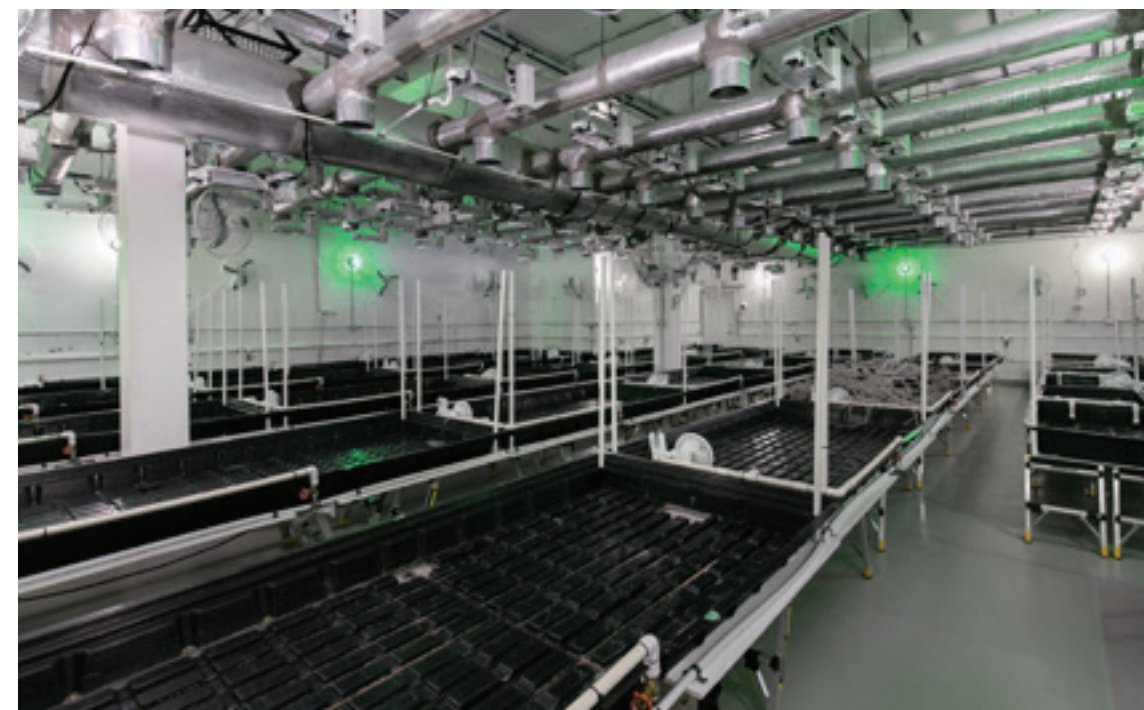
OVERVIEW

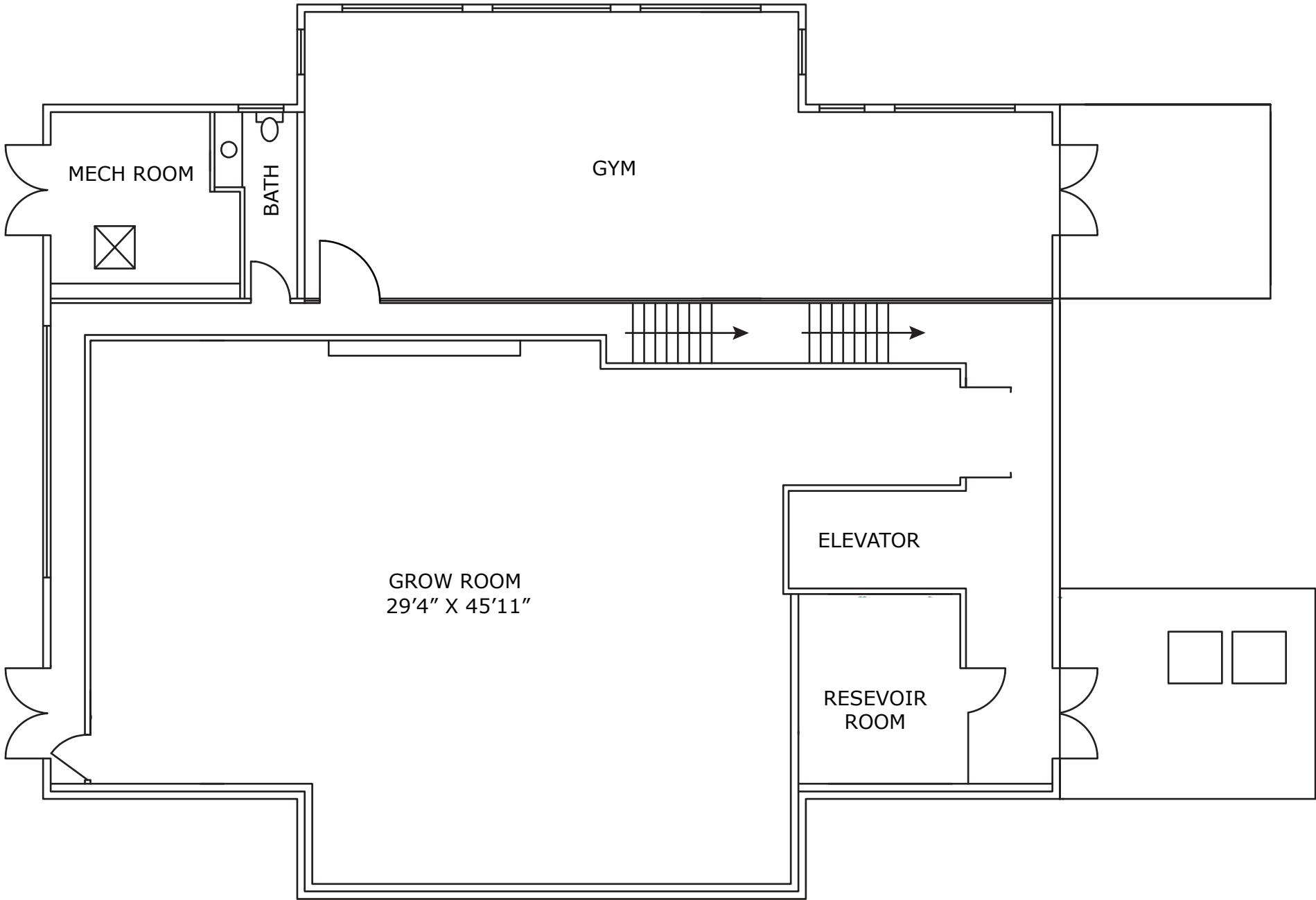
- Two food production facilities totaling over 8,000 sq.ft.
- Ten 2,000 sq.ft. greenhouses
- 75.37 acres of agricultural zoned land with mature landscaping for privacy from road
- Fully surveyed with robotic total station of all services on site and buildings etc.
- Approx. 12 acres of cedar and mixed species treed forest
- Graveled old mill site area to rear of property for additional storage and laydown area
- Additional seasonal irrigation slough fed from the Ryan River

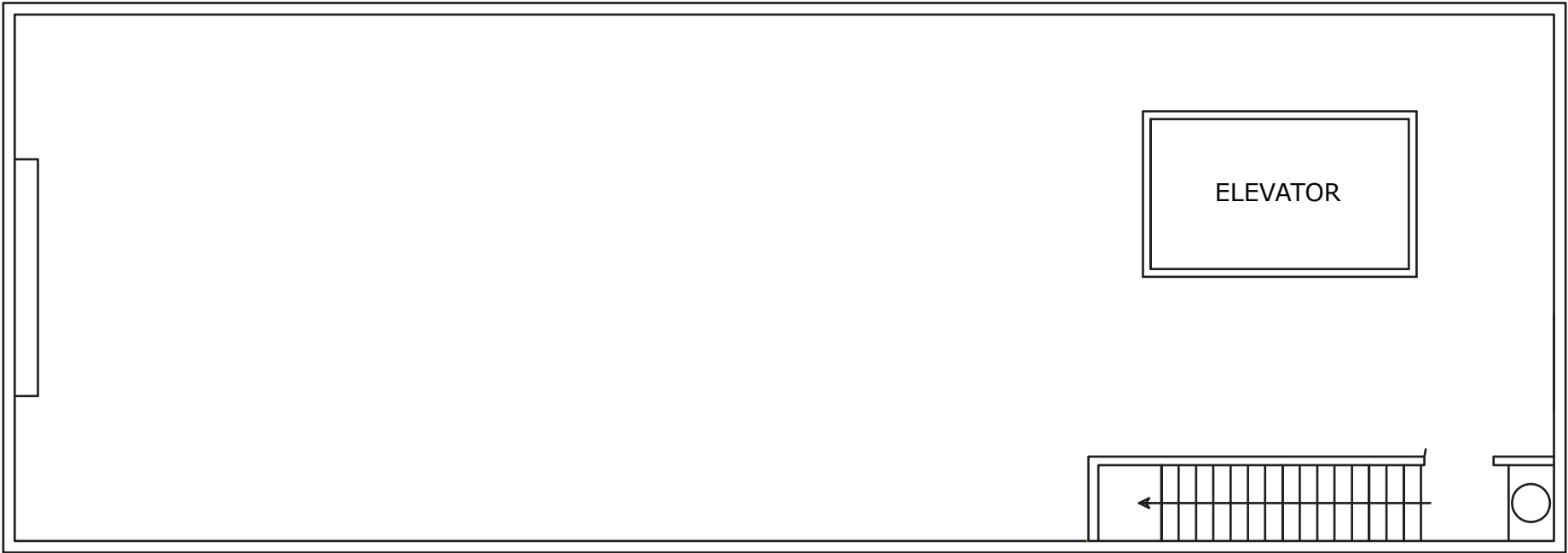
FOOD PRODUCTION INFRASTRUCTURE

- Three 2,000 gallon tanks of propane storage (2,000 gallons for building 1 and 4,000 gallons for building 2 and the house)
- Four 1,000 gallon tanks of diesel and gasoline (3,000 diesel and 1,000 gasoline) all with electric pumps and hand nozzles
- Two cryogenic liquid CO2 tanks for indoor growing buildings 1 and 2
- Two 40kw Cummins generators to run the greenhouses and the pump house for the field and greenhouses and electric fans etc. - *2 years old*
- Two 150kw Cummins generators for buildings 1 and 2 - *2 years old* - c/w ATS
- 13kw Cummins propane generator for the house - *3 years old* - c/w ATS

BUILDING ONE



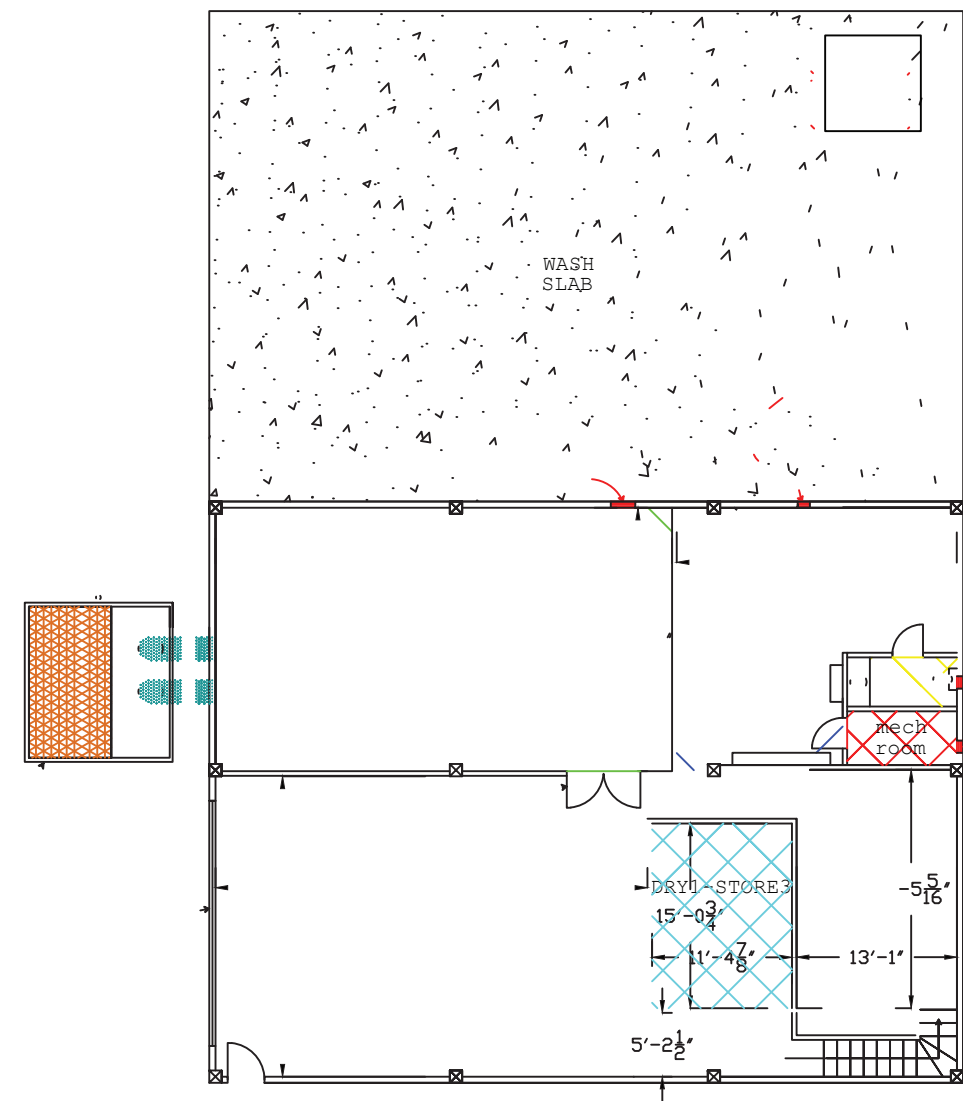
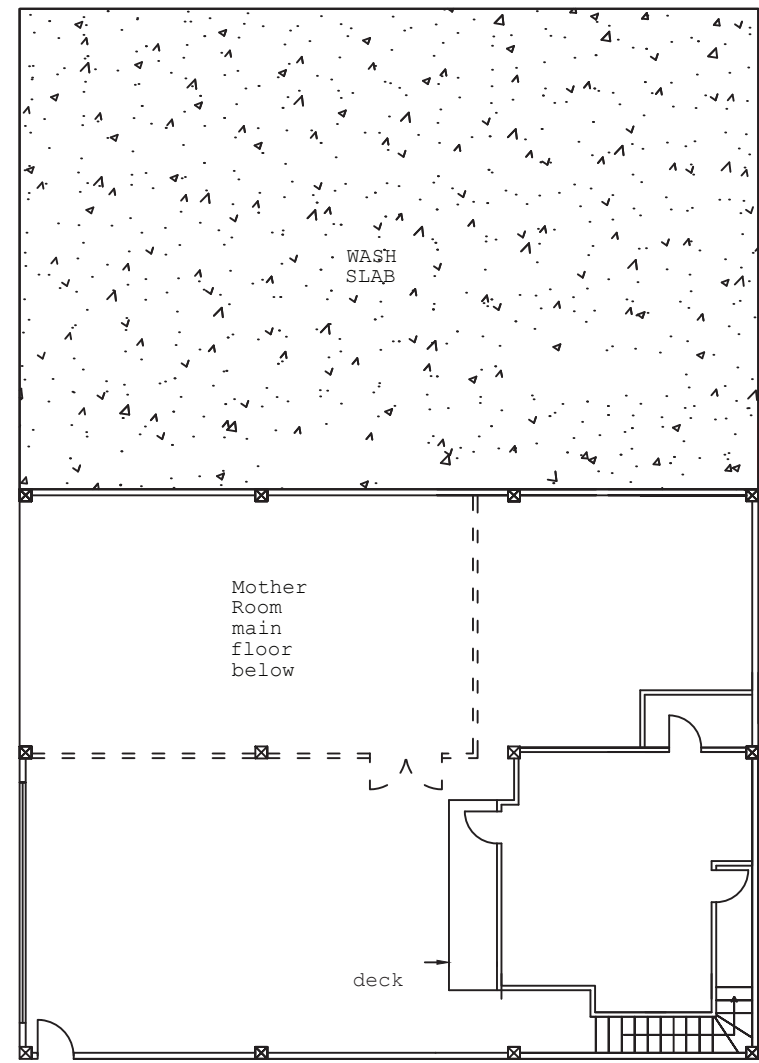






BUILDING TWO

BUILDING TWO



GREENHOUSES

- Ten 2,000 sq.ft. fully surveyed permanent poly greenhouses
- Permitted zoning allows for further greenhouse expansion of up to 35% of land area
- Current FVOPA organic certification (renewed annually)
- Buried (36" depth) mainline feedlines to each greenhouse
- Water and electrics powered by two 40kw Cummins diesel generators (also powers field irrigation)
- Drip emitters servicing 7,000 potted plants (700 per greenhouse)

