

VISTAS

AT PARKSIDE

INFORMATION PACKAGE

THE
RYAN
GROUP



UNISON THE RYAN GROUP REALTY

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VISTASATPARKSIDE.CA



DULEX

Renderings, site plans, aerial imagery, recreational facilities, landscaping, amenities, future development concepts, and surrounding area features depicted herein are conceptual only, subject to change, and may not be constructed as shown or at all. Certain amenities, recreational facilities, parks, play areas, trails, or future development features shown may be owned, operated, developed, or maintained by third parties and are not part of the Development. Dimensions, layouts, views, finishes, timelines, and specifications are approximate and subject to change without notice. E.&O.E.

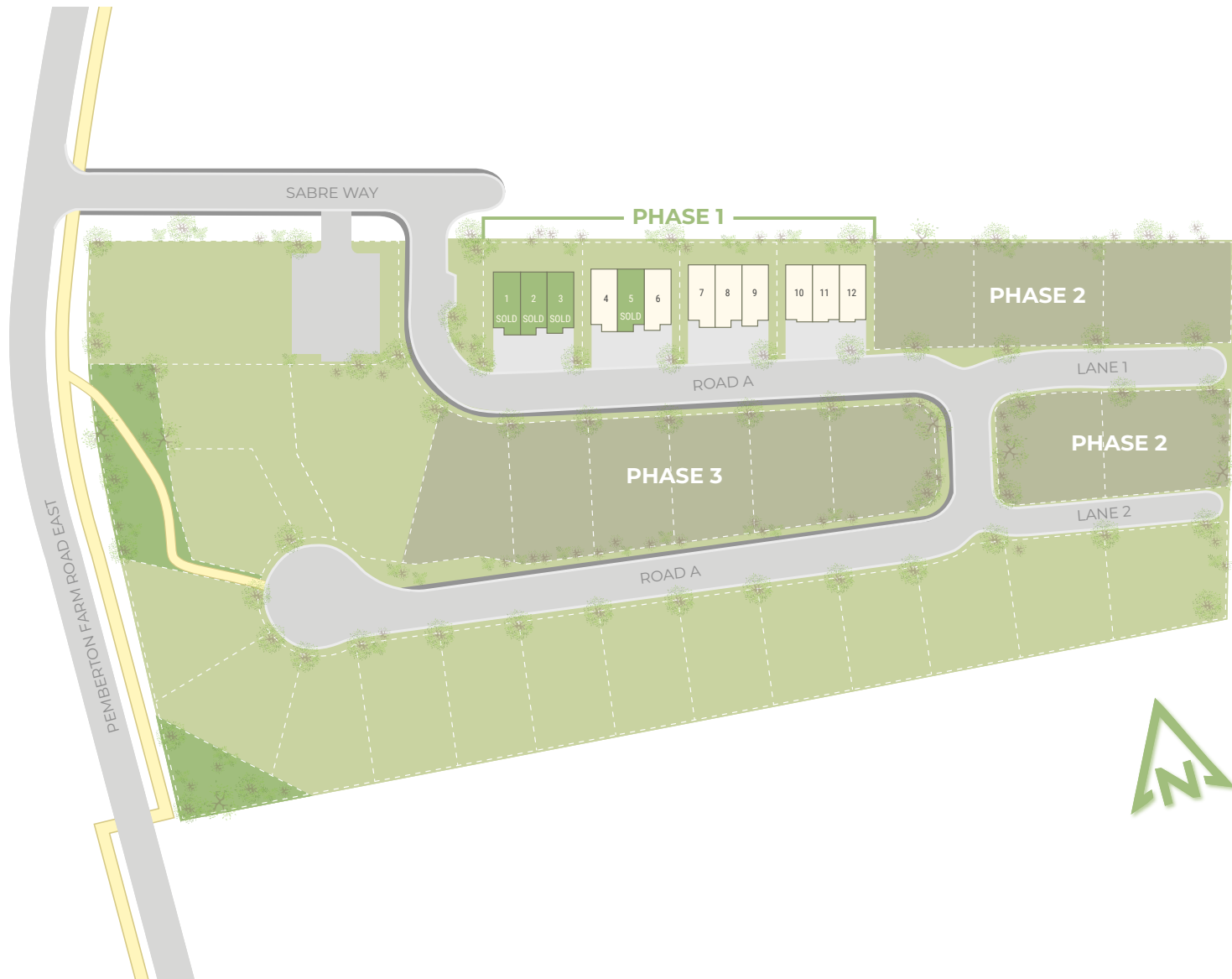
VISTAS AT PARKSIDE

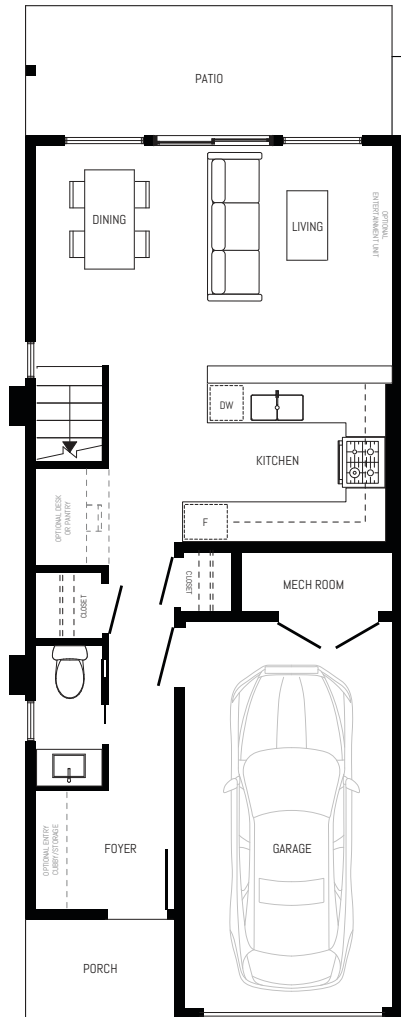
PEMBERTON FARM RD. E & SABRE WAY PEMBERTON, BC

DIRECTIONS

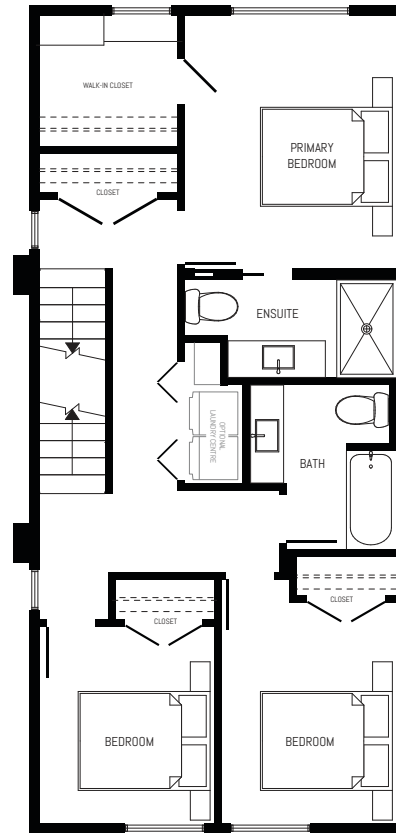
Enter Pemberton on the Sea-to-Sky Highway, proceeding northbound from Whistler. Turn left onto Pemberton Farm Road and continue for approximately 250m – the Vistas site is located on the right.



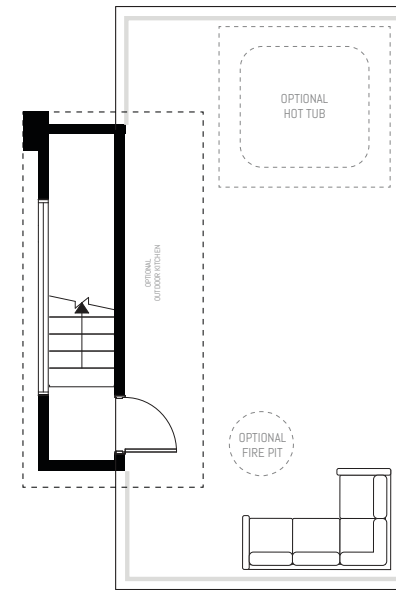




MAIN FLOOR



UPPER FLOOR



ROOF DECK



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PHASE 1

VISTA 1	VISTA 2	VISTA 3	VISTA 4
1 SOLD	4 SOLD	7	10
2 SOLD	5 SOLD	8	11
3 SOLD	6	9	12



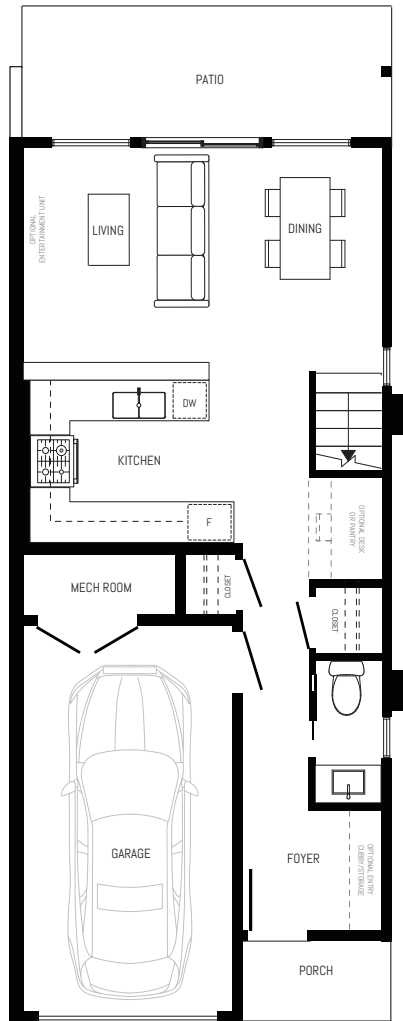
DULEX

3 Bed + 2.5 Bath with Roof Deck Patio

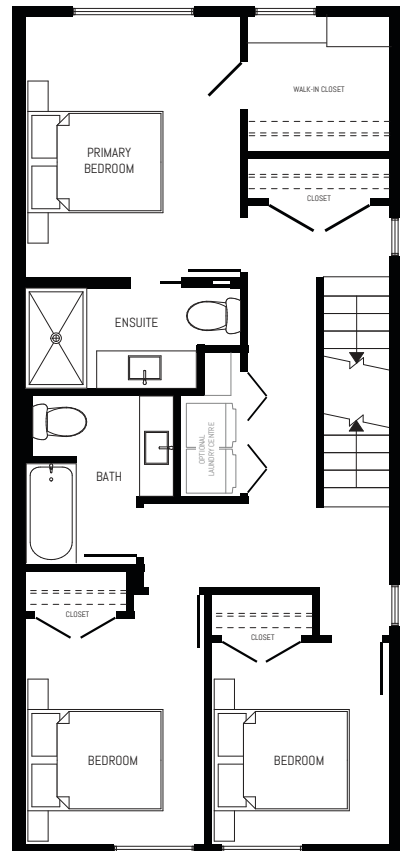
INDOOR LIVING SPACE 1,400 SQ FT

GARAGE 239 SQ FT

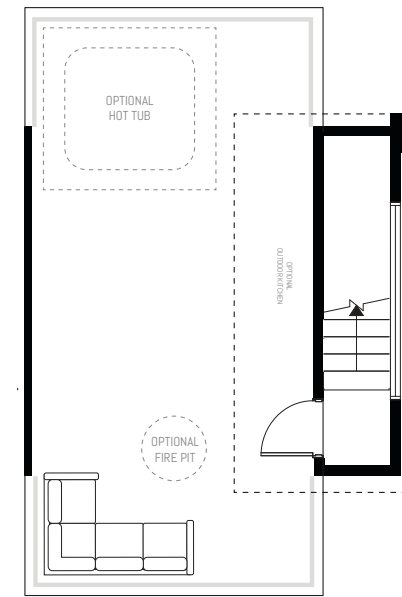
ROOF DECK 423 SQ FT



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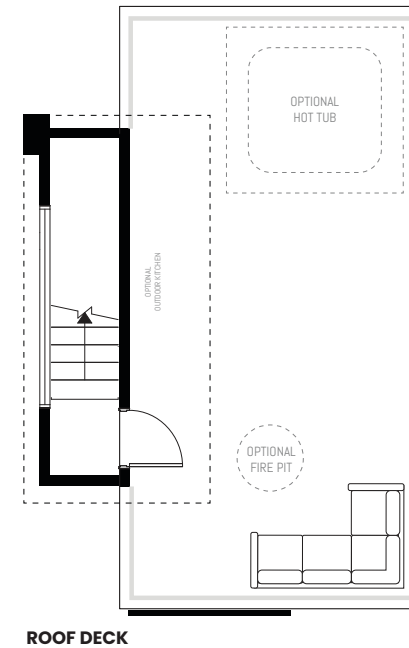
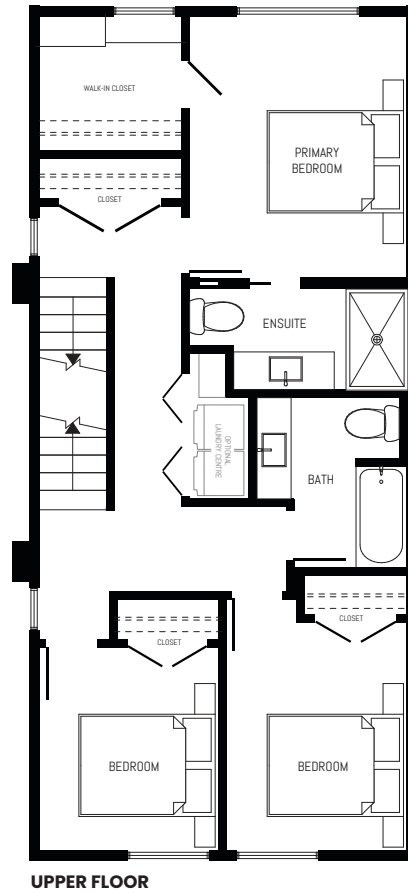
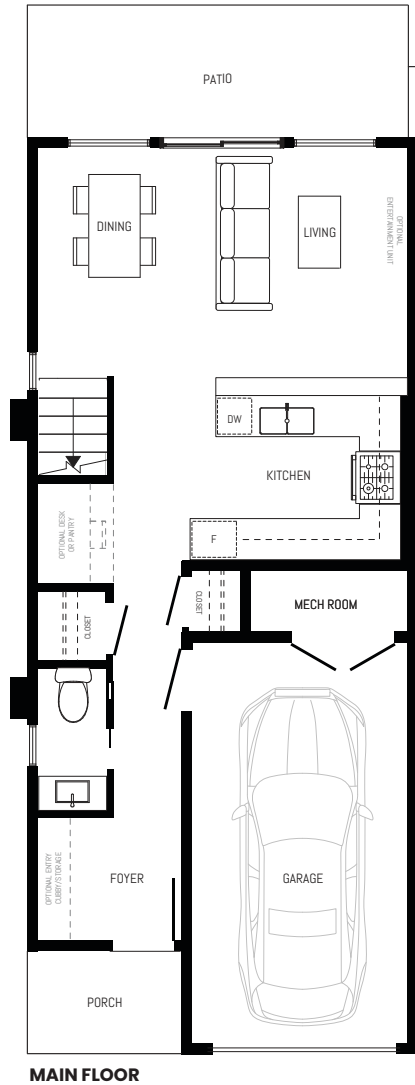
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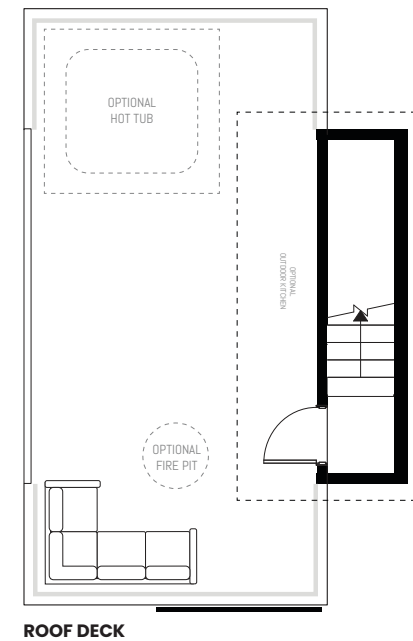
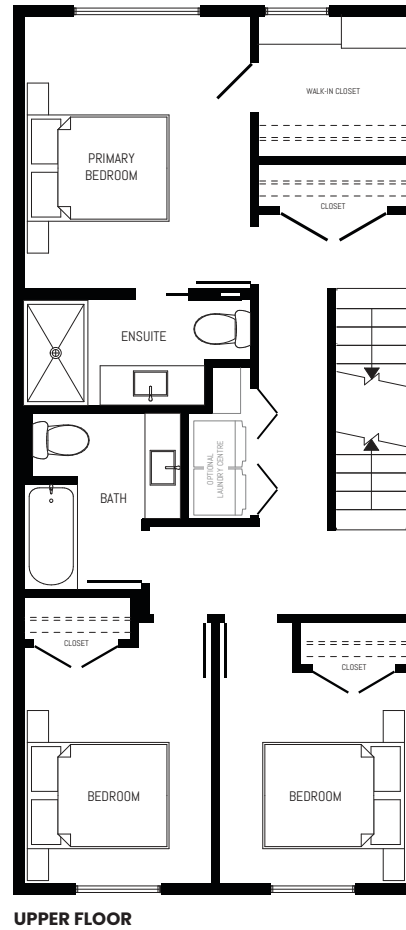
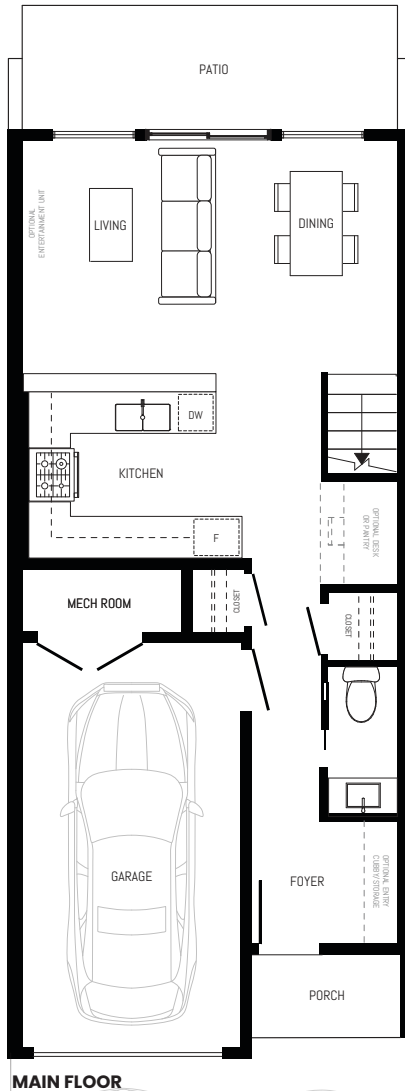
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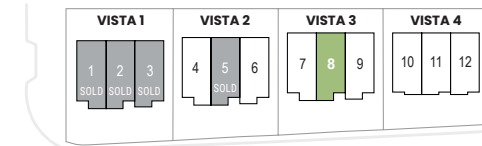
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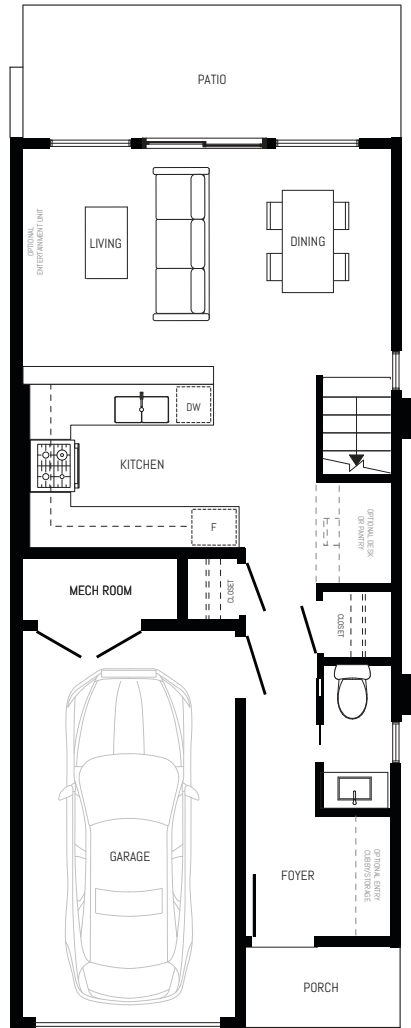
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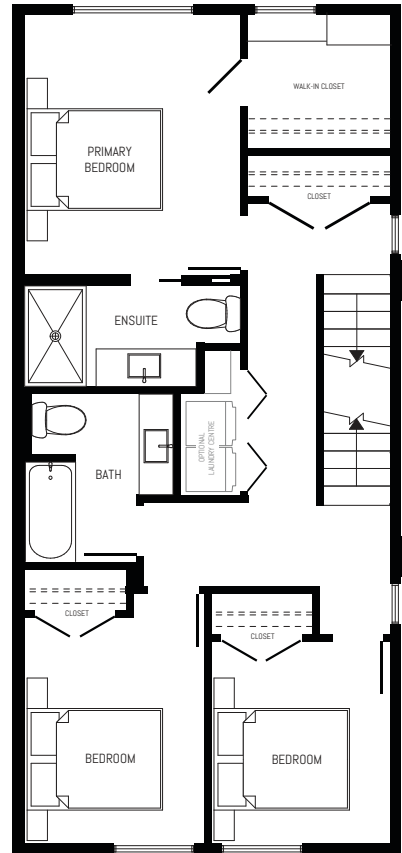
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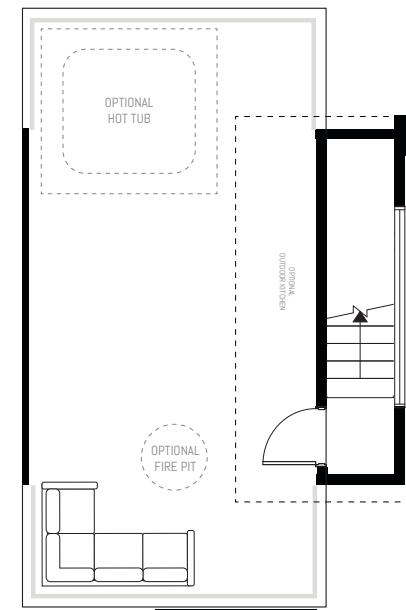
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MAIN FLOOR



UPPER FLOOR



ROOF DECK



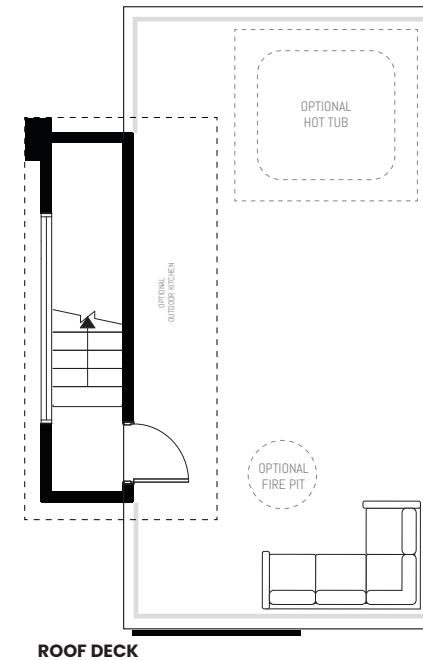
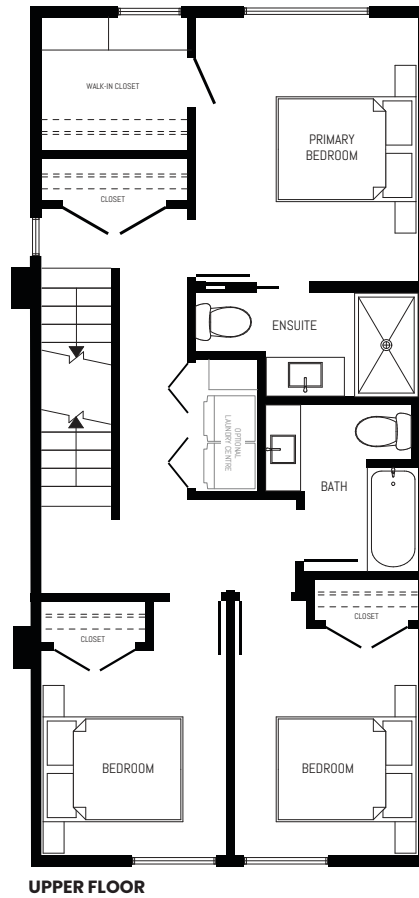
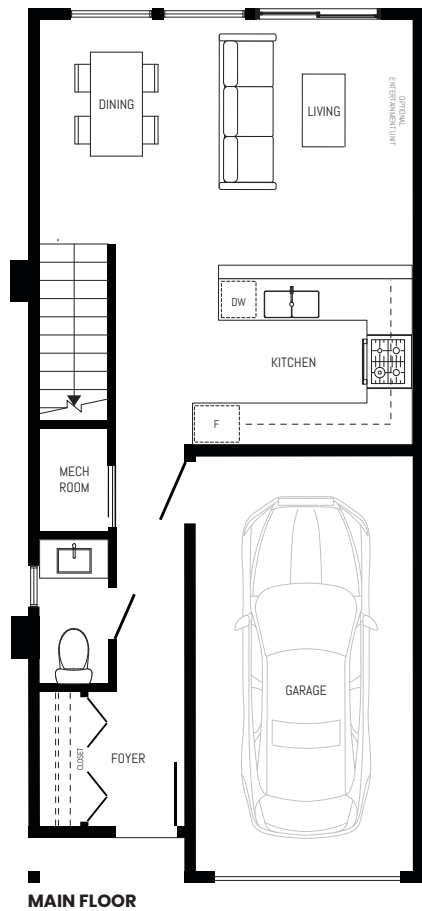
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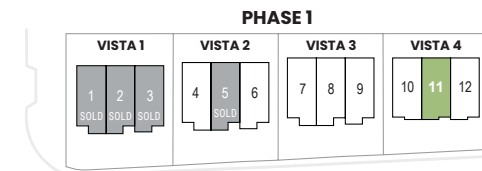
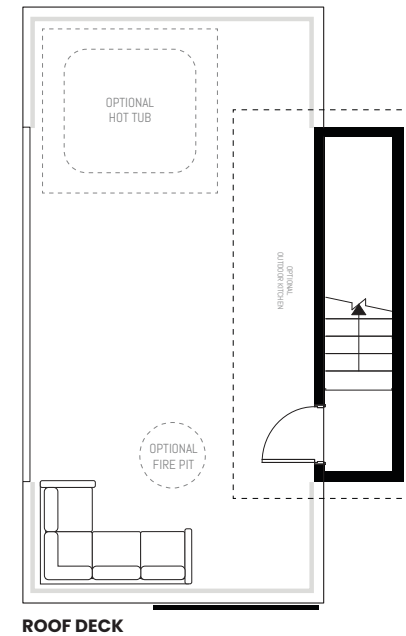
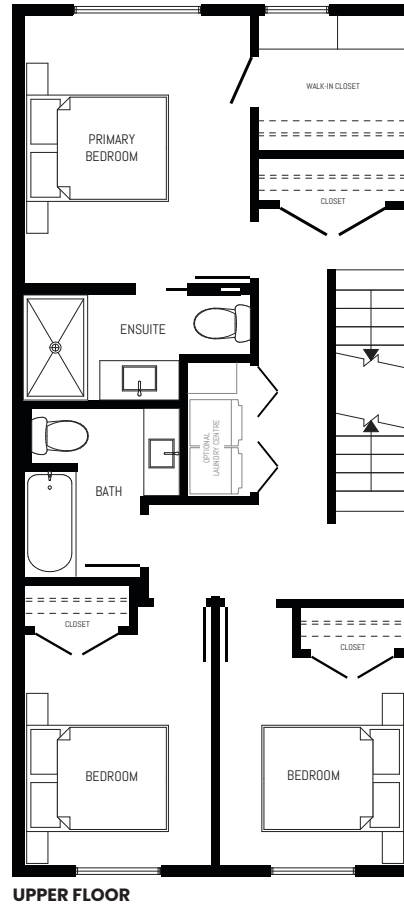
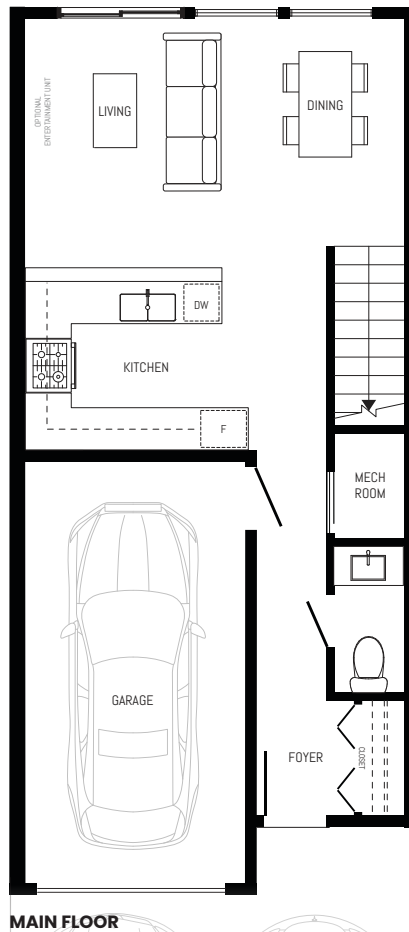
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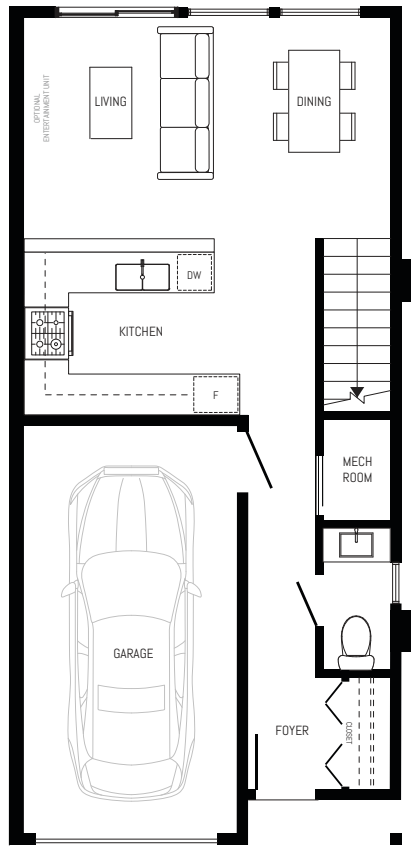


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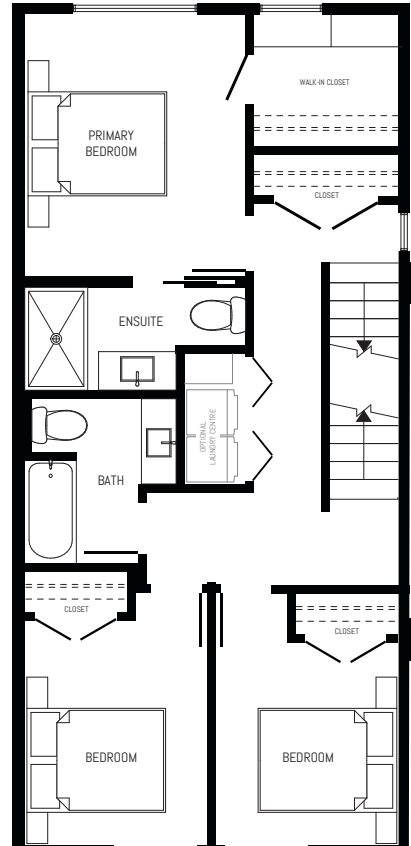
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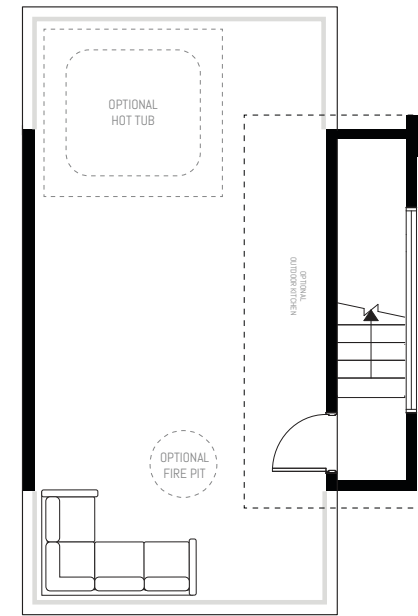




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Kitchens

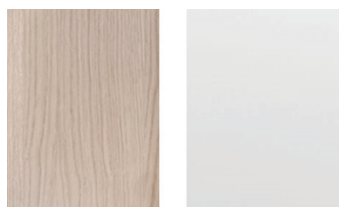
- White gloss upper cabinets with white interior and under cabinet LED lights
- Vertical grain lower cabinets with simulated light wood color with white interior
- All cabinet doors and drawers are soft close with 1" wide handles
- Backsplash is light grey/white gloss marble porcelain
- Counter tops are 2cm quartz smooth with double down square edge with undermount sink
- Flooring is Waterproof Laminate Plank 7.6" wide, 12mm thick, AC4 wear rating
- Integrated Appliance package includes fridge, range, dishwasher and hood fan (Note: Only Fridge and dishwasher integrated)
- Upgrade Options available for Kitchen

Cabinets – Kitchen

- Upper: White gloss upper cabinets
- Lower: Vertical grain lower cabinets with simulated light wood color

Cabinets – Washroom

- Vertical grain lower cabinets with simulated light wood color with white interior



Washrooms

- Vertical grain vanity cabinets with simulated light wood color
- All doors and drawers are soft close with 1" wide handles
- Shower or Tub surrounds are light grey and white gloss marble porcelain
- Counter tops are 2cm quartz smooth with double down square edge finish with undermount sink
- Mirrors are 5mm and 42" in height by width of vanity, clear smooth edge no bevel
- Flooring is light grey/white matte marble porcelain
- Upgrade Options available for Bath/Shower

Counter Top – Kitchen & Washrooms

- Material: 2cm Polished White Quartz

Flooring – Living/Kitchen/Dining/Bedrooms

- Material: Waterproof Laminate Plank 7.6" wide, 12mm thick, AC4 wear rating
- Colour: Oakel City Lidia AE1205



Laundry

- White vertical stacked laundry centers (unit dependent)
- White side by side laundry centers (unit dependent)
- Flooring is light grey and white marble porcelain
- Upgrade Options available for Laundry and Cabinets

Units

- Baseboards are 4" wood
- Walls, baseboards, ceilings, doors and pocket doors are white smooth finish
- Heat is with Energy Recovery Ventilation (ERV-1)
- Window blinds are cordless white auto lift roller shades w/ wand
- Door Hardware are polished levels

Flooring – Front Entry, Washrooms, Laundry, Rooftop Patio Entry

- Material: 24" x 24" for all floor locations
- Colour: Enmon Goya Matte, 2052-Q16P580M

Wall Tile – Kitchen Backsplash, Tub & Shower Surrounds

- Material: 24" x 24", Stacked for all Wall location
- Colour: Goya Polished, 2052-Q16P580M



When can I move in?

Building permits for Phase 1 are anticipated to progress quickly through 2026. The Building Permit for Lot 1 was issued in May 2026 and construction has already started. The first move-in ready residences in Vista 1 of Phase 1 are anticipated early to mid-2027 - with subsequent residences and phases staggered accordingly.

Are there any strata fees or additional monthly costs?

No. Vistas at Parkside homes are structured through a party wall agreement rather than a traditional strata, meaning there are no monthly strata fees. Design guidelines registered on title help maintain the quality and appearance of the community by regulating significant exterior modifications. Homeowners are responsible only for their regular household expenses, including hydro, water, sewer, insurance, internet, and routine maintenance.

What is the parking situation?

Each home currently includes a single-car garage and double wide driveways to accommodate up to 2 more vehicles. Ample street parking will also be available nearby.

What will the landscaping look like?

The landscape design includes hardscaped parking areas, decorative drainage rock between homes, paver patios in the rear, and grass yard areas at the back of each property with selective ground cover plants.

What will the surrounding neighbourhood look like?

The area will be primarily residential, with one commercial space to be developed in the future.

Are there any pet restrictions?

No. Ownership functions very similarly to fee simple ownership, meaning there are no pet restrictions.

Will there be EV charging?

Yes. All homes will be EV-ready, allowing owners to easily install an electric vehicle charger in their garage.

Are there any rental restrictions?

There are no restrictions on long-term rentals.

Is the property located in a floodplain?

No. The property is not located within a floodplain.

Will the homes have air conditioning?

Yes. Each home will be equipped with a heat pump system, providing both heating and cooling for year-round comfort.

Do I need a realtor to purchase?

The project is represented by a licensed sales team, Unison The Ryan Group Realty, and purchasers are welcome to work with their own realtor or legal representative.

When do deposits need to be paid?

The deposit structure is anticipated as follows:

- \$5,000 upon acceptance
- 5% deposit upon subject removal (following the rescission period)
- An additional 5% deposit (for a total of 10%) approximately 3–6 months later, as required by project financing.

Are there any off-market opportunities?

Please contact the John Ryan Team to discuss current availability and early purchasing opportunities.

Is the development on a bus route?

Yes. The community is served by BC Transit's Pemberton Valley Transit System, including:

- Route 100 – Pemberton Local
- Local service connecting neighbourhoods with Pemberton Village, schools, shopping, and community amenities.
- Route 99 – Pemberton Commuter
- Regional route providing service between Pemberton and Whistler, popular for commuters.

Are there any first-time homebuyer incentives?

Yes—buyers in British Columbia may qualify for a range of provincial and federal programs that help reduce upfront costs. Provincial incentives include the BC First-Time Home Buyers' Property Transfer Tax Exemption, Newly Built Home Exemption, and Home Owner Grant. Federally, programs include the First Home Savings Account (FHSA), Home Buyers' Plan (HBP), and First-Time Home Buyers' Tax Credit. In addition, new federal legislation provides enhanced GST relief for first-time buyers on newly built homes—offering a full GST rebate on homes up to \$1 million, and a proportionate rebate above \$1 million, subject to eligibility. Eligibility and savings vary, so we recommend reviewing official resources or speaking with a qualified advisor.

Are your homes built locally or manufactured off-site overseas?

All homes are built using traditional, on-site construction—not modular or prefabricated overseas. We work with trusted local trades and craftsmen, allowing for greater quality control, precision, and a higher standard of finish throughout every home.

Questions? Contact our sales team at vistas@theryangroup.com or call 604.932.7670

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