



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2337200**

Board: N  
Other

**2126 TAMARACK STREET**

PG City Central (Zone 72)  
VLA  
V2L 2T7

Land  
**\$49,900** (LP)  
(SP)



Sold Date:	Original Price: <b>\$54,900</b>
Frontage (feet): <b>0.00</b>	Subdiv/Complex:
Meas. Type: <b>Feet</b>	P.I.D.: <b>013-437-992</b>
Frontage (metres): <b>0.00</b>	Taxes: <b>\$1,776.16</b>
Depth: <b>0</b>	For Tax Year: <b>2018</b>
Price/SqFt:	Zoning: <b>RT1</b>
Sub-Type:	Rezoneable? <b>Not Known</b>
Flood Plain: <b>No</b>	
Exposure: <b>West</b>	
Permitted Use:	
Title to Land: <b>Freehold NonStrata</b>	
Tour:	
View - Specify	

Lot Area	
Acres:	<b>0.13</b>
Hect:	<b>0.05</b>
SqFt:	<b>5,600.00</b>
SqM:	<b>520.26</b>

Sanitary Sewer: **Available**  
Storm Sewer: **Available**  
Water Supply: **City/Municipal**  
Electricity: **Available**  
Natural Gas: **Available**  
Telephone Service: **On Property**  
Cable Service: **On Property**  
Prospectus: **Not Required**  
Develop Permit?: **No**  
Bldg Permit Apprv: **No**  
Building Plans: **Not Available**  
Perc Test Avail: **No**  
Perc Test Date:

Property Access: **Allowed Access**  
Parking Access:  
Fencing:  
Property in ALR/FLR: **No**  
  
Information Pkg: **No**  
Sign on Property: **Y**  
Sketch Attached: **No**  
Property Disclosure: **Yes**  
Trees Logged: **No**

Legal: **LOT B, PLAN PGP8433, DISTRICT LOT 777, LAND DISTRICT 05**

Site Influences:  
Restrictions: **None**

Listing Broker 1: **RE/MAX Centre City Realty**  
Listing Broker 2:  
Listing Broker 3:

**Sold as is - where is. Access to building is not permitted. House inhabitable.**



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**Active**  
**R2317450**

Board: F  
Other

**37 8400 SHOOK ROAD**

Mission  
Hatzic  
NON ONO

Land  
**\$54,900** (LP)



Sold Date: Original Price: **\$54,900**  
Frontage (feet): **40.00** Subdiv/Complex: **The Everglades Resort**  
Meas. Type: **Feet** P.I.D.: **905-003-591**  
Frontage (metres): Taxes: **\$1,467.00**  
Depth: **35** For Tax Year: **2018**  
Price/SqFt: Zoning: **REC**  
Sub-Type: Rezoneable? **No**  
Flood Plain: **Yes**  
Exposure:  
Permitted Use: **Recreational**  
Title to Land: **Undivided Interest**  
Tour:  
View - Specify

Lot Area	
Acres:	<b>0.03</b>
Hect:	<b>0.01</b>
SqFt:	<b>1,400.00</b>
SqM:	<b>130.06</b>

Sanitary Sewer: **Community Available**  
Storm Sewer: **Available**  
Water Supply: **Community Available**  
Electricity: **Available**  
Natural Gas: **Not Available**  
Telephone Service: **Available Nearby**  
Cable Service: **Not Available**  
Prospectus: **Not Required**  
Develop Permit?: **No**  
Bldg Permit Apprv: **No**  
Building Plans: **Not Available**  
Perc Test Avail: **No**  
Perc Test Date:

Property Access: **Road Access**  
Parking Access:  
Fencing:  
Property in ALR/FLR: **No**  
  
Information Pkg: **Yes**  
Sign on Property: **Y**  
Sketch Attached: **No**  
Property Disclosure: **No**  
Trees Logged: **No**

Legal: **PARCEL A (REFERENCE PLAN 11458) OF LOT 3 SEC 25 TWP 17 PLAN 9621 EXCEPT PART SUBDIVIDED BY PLAN 20065 NWD & DL 6498 GRP 1 NWD**  
Site Influences: **Central Location, Paved Road, Shopping Nearby**  
Restrictions: **Building**

Listing Broker 1: **RE/MAX Little Oak Realty (Mission)**  
Listing Broker 2:  
Listing Broker 3:

**The Everglades Resort on Hatzic Lake - Bare lot 1 from the water right beside common area road. Could buy cabin as well #37 with it list price. See MLS# R2317447. Own your own get-a-way. Why pay camping fees. Only \$1467.00 including taxes per year. Gated community.**



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**Active**  
**R2332991**

Board: H  
 Other

**14953 PARKWOOD STREET**

Hope  
 Hope Sunshine Valley  
 VOX 1L5

Land  
**\$73,666** (LP)  
 (SP)



Sold Date:	Original Price: <b>\$73,666</b>
Frontage (feet):	Subdiv/Complex: <b>SUNSHINE VALLEY</b>
Meas. Type: <b>Feet</b>	P.I.D.: <b>002-109-565</b>
Frontage (metres):	Taxes: <b>\$391.95</b>
Depth:	For Tax Year: <b>2017</b>
Price/SqFt:	Zoning: <b>RS1</b>
Sub-Type:	Rezoneable? <b>Not Known</b>
Flood Plain: <b>No</b>	
Exposure: <b>West</b>	
Permitted Use: <b>House/Single Family</b>	
Title to Land: <b>Freehold Strata</b>	
Tour:	
View - Specify	

Lot Area	
Acres:	<b>0.17</b>
Hect:	<b>0.07</b>
SqFt:	
SqM:	<b>0.02</b>

Sanitary Sewer: **At Lot Line**  
 Storm Sewer: **At Lot Line**  
 Water Supply: **Community**  
 Electricity: **At Lot Line**  
 Natural Gas: **Not Available**  
 Telephone Service: **Available Nearby**  
 Cable Service: **Available Nearby**  
 Prospectus: **Not Required**  
 Develop Permit?: **No**  
 Bldg Permit Apprv: **No**  
 Building Plans: **Not Available**  
 Perc Test Avail: **No**  
 Perc Test Date:

Property Access: **Road Access**  
 Parking Access:  
 Fencing: **None**  
 Property in ALR/FLR: **No**  
 Information Pkg: **No**  
 Sign on Property: **N**  
 Sketch Attached: **No**  
 Property Disclosure: **Yes**  
 Trees Logged: **No**

Legal: **PL KAS513 LT 34 LD 59 SEC 1 TWP 4 RNG 25 MER 6. MERIDIAN W6, EXCEPT PLAN R/W A16949, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Site Influences:  
 Restrictions: **Other**

Listing Broker 1: **Dexter Realty**  
 Listing Broker 2:  
 Listing Broker 3:

**COURT ORDER SALE - VACANT 0.17 ACRE LOT - STATUTORY BUILDING SCHEME AND RIGHT OF WAY. ACCESS AND ENTRY AS PER COURT ORDER.**



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**Active**  
**R2327603**

Board: N  
Other

**TAZMA CRESCENT**

Fort Nelson (Zone 64)  
Fort Nelson - Rural  
VOC 1R0

Land

**\$129,000** (LP)

(SP)



Sold Date:		Original Price:	<b>\$129,000</b>
Frontage (feet):	<b>0.00</b>	Subdiv/Complex:	
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>017-001-234</b>
Frontage (metres):	<b>0.00</b>	Taxes:	<b>\$21.91</b>
Depth:	<b>0</b>	For Tax Year:	<b>2018</b>
Price/SqFt:		Zoning:	<b>A-1</b>
Sub-Type:		Rezoneable?	<b>Not Known</b>
Flood Plain:	<b>No</b>		
Exposure:	<b>South</b>		
Permitted Use:	<b>Mixed</b>		
Title to Land:	<b>Freehold NonStrata</b>		
Tour:			
View - Specify			

Lot Area

Acres:	<b>122.07</b>
Hect:	<b>49.40</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

Sanitary Sewer: **None**  
Storm Sewer: **None**  
Water Supply: **None**  
Electricity: **Available**  
Natural Gas: **Available**  
Telephone Service: **Available Nearby**  
Cable Service: **Available Nearby**  
Prospectus: **Not Required**  
Develop Permit?: **No**  
Bldg Permit Apprv: **No**  
Building Plans: **Not Available**  
Perc Test Avail:  
Perc Test Date:

Property Access: **Road Access**  
Parking Access:  
Fencing:  
Property in ALR/FLR: **Yes - Agricultural Land Reserve**  
  
Information Pkg: **No**  
Sign on Property: **Y**  
Sketch Attached: **Yes**  
Property Disclosure: **No**  
Trees Logged: **No**

Legal: **DISTRICT LOT 170 PEACE RIVER DISTRICT EXCEPT PLAN BCP42279**

Site Influences: **Gravel Road, Private Setting, Shopping Nearby**  
Restrictions: **None**

Listing Broker 1: **Northern Homes Real Estate**  
Listing Broker 2:  
Listing Broker 3:

**Rare opportunity to own a prime parcel of farmland that has access to natural gas and cable! Partially in hay that has been leased to a local farmer, but ideal for your own horses. Perfect location for developing your dream home!**



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**Active**  
**R2317447**

Board: F  
Other

**35 8400 SHOOK ROAD**

Mission  
Hatzic  
V2V 7L2

Land  
**\$129,900** (LP)

(SP)



Sold Date:		Original Price:	<b>\$129,900</b>
Frontage (feet):	<b>30.00</b>	Subdiv/Complex:	<b>The Everglades Resort</b>
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>905-003-575</b>
Frontage (metres):		Taxes:	<b>\$1,467.00</b>
Depth:	<b>50</b>	For Tax Year:	<b>2018</b>
Price/SqFt:		Zoning:	<b>REC</b>
Sub-Type:		Rezoneable?	<b>No</b>
Flood Plain:	<b>Yes</b>		
Exposure:			
Permitted Use:	<b>Recreational</b>		
Title to Land:	<b>Undivided Interest</b>		
Tour:			
View - Specify			

Lot Area	
Acres:	<b>0.03</b>
Hect:	<b>0.01</b>
SqFt:	<b>1,500.00</b>
SqM:	<b>139.35</b>

Sanitary Sewer: **Community Available**  
Storm Sewer: **Available**  
Water Supply: **Community Available**  
Electricity: **Available**  
Natural Gas: **Not Available**  
Telephone Service: **Available Nearby**  
Cable Service: **Not Available**  
Prospectus: **Not Required**  
Develop Permit?: **No**  
Bldg Permit Apprv: **No**  
Building Plans: **Not Available**  
Perc Test Avail: **No**  
Perc Test Date:

Property Access: **Road Access**  
Parking Access:  
Fencing:  
Property in ALR/FLR: **No**  
  
Information Pkg: **Yes**  
Sign on Property: **Y**  
Sketch Attached: **No**  
Property Disclosure: **No**  
Trees Logged: **No**

Legal: **PARCEL A (REFERENCE PLAN 11458) OF LOT 3 SEC 25 TWP 17 PLAN 9621 EXCEPT PART SUBDIVIDED BY PLAN 20065 NWD & DL 6498 GRP 1 NWD**  
Site Influences: **Central Location, Paved Road, Shopping Nearby**  
Restrictions: **Building**

Listing Broker 1: **RE/MAX Little Oak Realty (Mission)**  
Listing Broker 2:  
Listing Broker 3:

**The Everglades Resort on Hatzic Lake - welcome to your summer home at the lake with a 500 SF cabin huge user area lots of parking, steps from the water with common area road right beside. Loads of potential. Don't miss. Bare lot next to cabin MLS#R2317450 to make this a huge Get-A-Way at the lake. Gated community with clubhouse only \$1467.00 per year including taxes.**





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**Active**  
**R2217535**

Board: V  
 Other

**1588 EAGLE CLIFF ROAD**

Bowen Island  
 Bowen Island  
 VON 1G0

Land  
**\$250,000** (LP)  
 (SP)



Sold Date: Original Price: **\$375,000**  
 Frontage (feet): Subdiv/Complex: **Eagle Cliff**  
 Meas. Type: **Feet** P.I.D.: **030-070-562**  
 Frontage (metres): Taxes: **\$2,751.92**  
 Depth: For Tax Year: **2016**  
 Price/SqFt: Zoning: **SR2**  
 Sub-Type: Rezoneable? **Yes**  
 Flood Plain: **No**  
 Exposure: **West**  
 Permitted Use:  
 Title to Land: **Freehold NonStrata**  
 Tour:  
 View - Specify

Lot Area	
Acres:	<b>6.50</b>
Hect:	<b>2.63</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

Sanitary Sewer: **None**  
 Storm Sewer: **None**  
 Water Supply: **City/Municipal**  
 Electricity: **Nearby**  
 Natural Gas: **Not Available**  
 Telephone Service: **Available Nearby**  
 Cable Service: **Available Nearby**  
 Prospectus: **Not Required**  
 Develop Permit?: **No**  
 Bldg Permit Apprv: **No**  
 Building Plans: **Not Available**  
 Perc Test Avail: **No**  
 Perc Test Date:

Property Access: **Road Access**  
 Parking Access:  
 Fencing:  
 Property in ALR/FLR: **No**  
 Information Pkg: **No**  
 Sign on Property: **y**  
 Sketch Attached: **No**  
 Property Disclosure: **No**  
 Trees Logged: **No**

Legal: **LOT 2 BLOCK 17 DISTRICT LOT 1552 NEW WESTMINSTER DISTRICT PLAN EPP28173**

Site Influences: **Rural Setting, Treed**  
 Restrictions: **Easement**

Listing Broker 1: **Angell Hasman & Assoc.Rlty.Ltd**  
 Listing Broker 2: **Angell Hasman & Assoc.Rlty.Ltd**  
 Listing Broker 3:

**6.5 acre building lot in Eagle Cliff. Partially accessible small building site near front of the property. Although this property is zoned for subdivision, future road access to back of property is extremely limited by steep terrain.**



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**Active**  
**R2251400**

Board: V  
Other

**Lot 1 MARINE DRIVE**

Sunshine Coast  
Gibsons & Area  
VON 1V0

Land  
**\$329,900** (LP)  
(SP)



Sold Date:		Original Price:	<b>\$349,900</b>
Frontage (feet):	<b>170.00</b>	Subdiv/Complex:	
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>024-090-433</b>
Frontage (metres):		Taxes:	<b>\$2,021.25</b>
Depth:	<b>IRR</b>	For Tax Year:	<b>2017</b>
Price/SqFt:		Zoning:	<b>RU1</b>
Sub-Type:		Rezoneable?	
Flood Plain:			
Exposure:	<b>Southeast</b>		
Permitted Use:	<b>House/Single Family</b>		
Title to Land:	<b>Freehold NonStrata</b>		
Tour:			
View - Specify		<b>Water</b>	

Lot Area	
Acres:	<b>1.27</b>
Hect:	<b>0.51</b>
SqFt:	<b>55,190.00</b>
SqM:	<b>5,127.32</b>

Sanitary Sewer: **None**  
Storm Sewer: **Nearby**  
Water Supply: **City/Municipal**  
Electricity: **Nearby**  
Natural Gas: **Nearby**  
Telephone Service: **Available Nearby**  
Cable Service: **Available Nearby**  
Prospectus: **Not Required**  
Develop Permit?: **No**  
Bldg Permit Apprv: **No**  
Building Plans: **Not Available**  
Perc Test Avail:  
Perc Test Date:

Property Access: **Road Access**  
Parking Access:  
Fencing:  
Property in ALR/FLR:  
  
Information Pkg: **Yes**  
Sign on Property:  
Sketch Attached: **Yes**  
Property Disclosure: **No**  
Trees Logged: **No**

Legal: **PL LMP37260 LT 1 BLK B DL 694 LD 36 GRP 1**

Site Influences:  
Restrictions: **Restrictive Covenant**

Listing Broker 1: **Sutton Group-West Coast Realty**  
Listing Broker 2:  
Listing Broker 3:

**Large 1.27 Acre building site. Geotechnical report has been done, Building and septic sites have been determined. Perfect place for your dream home, just minutes to Soames Hill park, beaches, the town of Gibsons and the Langdale Ferry. Lower Gibsons has many amenities, shops and restaurants all overlooking the ocean. Great property for those who love to walk along the Granthams Landing beaches or enjoy watersports like kayaking or stand-up paddle boarding during the summer months. Lot 2 is also available next door at 1.08 acres.**



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**Active**  
**R2306733**

Board: N  
 Other

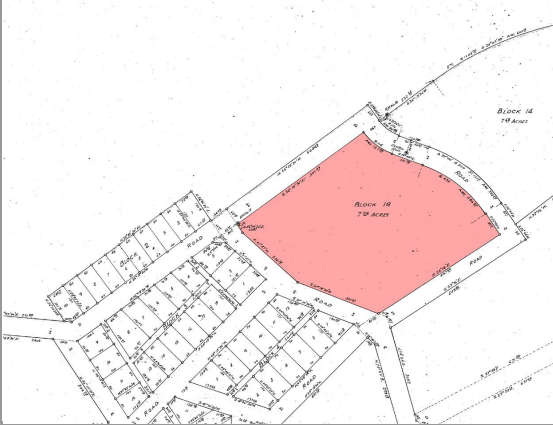
**BLK 18 ALDER AVENUE**

Prince Rupert (Zone 52)  
 Port Edward  
 V0V 1G0

Land

**\$599,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ Original Price: **\$599,000**  
 Frontage (feet): **0.00** Subdiv/Complex: \_\_\_\_\_  
 Meas. Type: **Feet** P.I.D.: **012-439-282**  
 Frontage (metres): **0.00** Taxes: **\$5,642.70**  
 Depth: **0** For Tax Year: **2018**  
 Price/SqFt: \_\_\_\_\_ Zoning: **RM3**  
 Sub-Type: \_\_\_\_\_ Rezoneable?  
 Flood Plain: \_\_\_\_\_  
 Exposure: **Northwest**  
 Permitted Use: **Other**  
 Title to Land: **Freehold NonStrata**  
 Tour: \_\_\_\_\_  
 View - Specify

Lot Area	
Acres:	<b>7.24</b>
Hect:	<b>2.93</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

Sanitary Sewer: **Available**  
 Storm Sewer: **Available**  
 Water Supply: **City/Municipal**  
 Electricity: **Available**  
 Natural Gas: **Available**  
 Telephone Service: **Available Nearby**  
 Cable Service: **Available Nearby**  
 Prospectus: **Not Required**  
 Develop Permit?: **No**  
 Bldg Permit Apprv: **No**  
 Building Plans: **Not Available**  
 Perc Test Avail: \_\_\_\_\_  
 Perc Test Date: \_\_\_\_\_

Property Access: **Road Access**  
 Parking Access: \_\_\_\_\_  
 Fencing: \_\_\_\_\_  
 Property in ALR/FLR: **No**  
 Information Pkg: **Yes**  
 Sign on Property: **Y**  
 Sketch Attached: **Yes**  
 Property Disclosure: **Yes**  
 Trees Logged: **No**

Legal: **BLOCK 18 DISTRICT LOT 446 RANGE 5 COAST DISTRICT PLAN 3005**

Site Influences: \_\_\_\_\_  
 Restrictions: **Other**

Listing Broker 1: **Realty Executives Pr. Rupert**  
 Listing Broker 2: \_\_\_\_\_  
 Listing Broker 3: \_\_\_\_\_

**Amazing opportunity! This 7.24 Acre parcel of partially cleared land could be a great development opportunity! Situated in the quiet community of Port Edward, you are just steps away from the marina, ocean and stunning natural surroundings. Currently zoned RM3 (Manufactured Home Park).**





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**Active**  
**R2303768**

Board: V  
Other

**LT 3921 LEE ROAD**

Sunshine Coast  
Pender Harbour Egmont  
V0N 1S1

Land  
**\$1,000,000** (LP)



Sold Date:	Original Price:	<b>\$1,000,000</b>
Frontage (feet):	Subdiv/Complex:	<b>Sakinaw Ridge</b>
Meas. Type: <b>Feet</b>	P.I.D.:	<b>015-869-172</b>
Frontage (metres):	Taxes:	<b>\$5,874.97</b>
Depth:	For Tax Year:	<b>2018</b>
Price/SqFt:	Zoning:	<b>RU-1</b>
Sub-Type:	Rezoneable?	
Flood Plain:		
Exposure: <b>West</b>		
Permitted Use:		
Title to Land: <b>Freehold NonStrata</b>		
Tour:		
View - Specify		

Lot Area	
Acres:	<b>85.97</b>
Hect:	<b>34.79</b>
SqFt:	<b>3,744,853.20</b>
SqM:	<b>347,908.25</b>

Sanitary Sewer: **Nearby**  
Storm Sewer: **None**  
Water Supply: **City/Municipal**  
Electricity: **Nearby**  
Natural Gas: **Not Available**  
Telephone Service: **Available Nearby**  
Cable Service: **Available Nearby**  
Prospectus: **Not Required**  
Develop Permit?: **No**  
Bldg Permit Apprv: **No**  
Building Plans: **Not Available**  
Perc Test Avail:  
Perc Test Date:

Property Access: **Road Access**  
Parking Access:  
Fencing:  
Property in ALR/FLR:  
  
Information Pkg: **No**  
Sign on Property:  
Sketch Attached: **No**  
Property Disclosure: **Yes**  
Trees Logged: **No**

Legal: **DL 3921 LD 36. GROUP 1, EXCEPT PLAN LOT A RP1507 / BCP23871.**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Rural Setting**  
Restrictions: **None**

Listing Broker 1: **Royal LePage Sussex**  
Listing Broker 2: **Landquest Realty Corp (100M)**  
Listing Broker 3:

**"Invest in Paradise" Great development potential on this 85+ acre parcel in beautiful Sakinaw Ridge, a serviced subdivision on the Sunshine Coast. Paved road with nearby services available add value for future subdividing. Savvy investor can use as a holding/investment property or develop as the economy dictates. Pender Harbour offers a healthy, recreation based lifestyle. Loads of nearby amenities including dining, shopping & professional services.**



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**Active**  
**R2303769**

Board: V  
Other

**LT3922 13803 LEE ROAD**

Sunshine Coast  
Pender Harbour Egmont  
V0N 1S1

Land  
**\$1,100,000** (LP)



Sold Date:	Original Price:	<b>\$1,100,000</b>
Frontage (feet):	Subdiv/Complex:	<b>Sakinaw Ridge</b>
Meas. Type: <b>Feet</b>	P.I.D.:	<b>015-869-199</b>
Frontage (metres):	Taxes:	<b>\$6,233.46</b>
Depth:	For Tax Year:	<b>2018</b>
Price/SqFt:	Zoning:	<b>RU-1</b>
Sub-Type:	Rezoneable?	
Flood Plain:		
Exposure: <b>West</b>		
Permitted Use:		
Title to Land: <b>Freehold NonStrata</b>		
Tour:		
View - Specify		

Lot Area	
Acres:	<b>94.38</b>
Hect:	<b>38.19</b>
SqFt:	<b>4,111,192.80</b>
SqM:	<b>381,942.31</b>

Sanitary Sewer: **Nearby**  
Storm Sewer: **None**  
Water Supply: **City/Municipal**  
Electricity: **Nearby**  
Natural Gas: **Not Available**  
Telephone Service: **Available Nearby**  
Cable Service: **Available Nearby**  
Prospectus: **Not Required**  
Develop Permit?: **No**  
Bldg Permit Apprv: **No**  
Building Plans: **Not Available**  
Perc Test Avail:  
Perc Test Date:

Property Access: **Road Access**  
Parking Access:  
Fencing:  
Property in ALR/FLR:  
  
Information Pkg: **Yes**  
Sign on Property:  
Sketch Attached: **No**  
Property Disclosure: **Yes**  
Trees Logged: **No**

Legal: **DL 3922 LD 36. GROUP 1, EXCEPT PLAN BCP23871.**

Site Influences: **Golf Course Nearby, Marina Nearby, Paved Road, Private Setting, Recreation Nearby**  
Restrictions: **None**

Listing Broker 1: **Royal LePage Sussex**  
Listing Broker 2: **Landquest Realty Corp (100M)**  
Listing Broker 3:

**"Exceptional Investment Opportunity" Lot 3922 is the largest remaining property at 94.38 acres, within the scenic Sakinaw Ridge subdivision located in Pender Harbour on the Sunshine Coast. Paved road and services easily installed to add value for future subdividing. Classic West Coast setting with nearby ocean, lakes, mountains and forested areas. Nearby Garden Bay community offers many amenities and the recreation opportunities in the area are wide ranging.**



Presented by:  
**Nicky Tu PREC\***

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**Active**  
**R2327803**

Board: V  
Other

**528 MARINE DRIVE**

Sunshine Coast  
Gibsons & Area  
V0N 1V1

Land  
**\$1,199,000** (LP)

(SP)



Sold Date:	Original Price:	<b>\$1,199,000</b>
Frontage (feet):	Subdiv/Complex:	
Meas. Type:	P.I.D.:	<b>011-984-864</b>
Frontage (metres):	Taxes:	<b>\$5,225.19</b>
Depth:	For Tax Year:	<b>2018</b>
Price/SqFt:	Zoning:	<b>CDA-1</b>
Sub-Type:	Rezoneable?	<b>Yes</b>
Flood Plain:		
Exposure:	<b>East</b>	
Permitted Use:		
Title to Land:	<b>Freehold NonStrata</b>	
Tour:		
View - Specify	<b>Stunning Ocean &amp;</b>	

Lot Area	
Acres:	<b>0.10</b>
Hect:	<b>0.04</b>
SqFt:	<b>4,522.00</b>
SqM:	<b>420.11</b>

Sanitary Sewer: **At Lot Line**  
Storm Sewer: **At Lot Line**  
Water Supply: **City/Municipal**  
Electricity: **At Lot Line**  
Natural Gas: **At Lot Line**  
Telephone Service: **At Lot Line**  
Cable Service: **At Lot Line**  
Prospectus: **Not Required**  
Develop Permit?: **No**  
Bldg Permit Apprv: **No**  
Building Plans: **Not Available**  
Perc Test Avail:  
Perc Test Date:

Property Access: **Road Access**  
Parking Access: **Front**  
Fencing:  
Property in ALR/FLR:  
  
Information Pkg: **Yes**  
Sign on Property: **Y**  
Sketch Attached: **No**  
Property Disclosure: **No**  
Trees Logged: **No**

Legal: **PL VAP3971 LT 10 DL 686 LD 36. BLOCK D H & J, GROUP 1.**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**

Restrictions: **Other**

Listing Broker 1: **Royal LePage Sussex**

Listing Broker 2: **Royal LePage Sussex**

Listing Broker 3:

**Incredible development opportunity in the heart of a truly special location in Lower Gibsons. Stunning ocean & mountain views from every point on this lot. Just steps to all picturesque Gibsons has to offer. This unique opportunity has endless potential as a one of kind development property. Public parks, Armours Beach, Gibsons Landing & wharf, fantastic restaurants, cafes, & marina are all a very short stroll away via the seawalk which is immediately out front of this incredible property. Impressively wide with 100' of road frontage. Neighbouring property (524 Marine Drive) is also for sale & offers the same 100' of frontage. Combine the 2 properties & redevelop into a Lower Gibsons masterpiece. Just 5 minutes to Langdale ferry terminal. Contact listing agent for information package.**

LND Full Public

The enclosed information, while deemed to be correct, is not guaranteed.  
PREC\* indicates 'Personal Real Estate Corporation'.

03/05/2019 08:05 AM



Presented by:  
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**Active**  
**R2327802**

Board: V  
Other

**524 MARINE DRIVE**

Sunshine Coast  
Gibsons & Area  
V0N 1V1

Land  
**\$1,199,000** (LP)

(SP)



Sold Date:	Original Price:	<b>\$1,199,000</b>
Frontage (feet):	Subdiv/Complex:	
Meas. Type:	P.I.D.:	<b>011-984-830</b>
Frontage (metres):	Taxes:	<b>\$4,781.50</b>
Depth:	For Tax Year:	<b>2018</b>
Price/SqFt:	Zoning:	<b>CDA-1</b>
Sub-Type:	Rezoneable?	<b>Yes</b>
Flood Plain:		
Exposure:	<b>East</b>	
Permitted Use:	<b>Mixed</b>	
Title to Land:	<b>Freehold NonStrata</b>	
Tour:		

Lot Area	
Acres:	<b>0.09</b>
Hect:	<b>0.04</b>
SqFt:	<b>3,925.00</b>
SqM:	<b>364.64</b>

View - Specify **Stunning Water &**

Sanitary Sewer: **At Lot Line**  
Storm Sewer: **At Lot Line**  
Water Supply: **City/Municipal**  
Electricity: **At Lot Line**  
Natural Gas: **At Lot Line**  
Telephone Service: **At Lot Line**  
Cable Service: **At Lot Line**  
Prospectus: **Not Required**  
Develop Permit?: **No**  
Bldg Permit Apprv: **No**  
Building Plans: **Not Available**  
Perc Test Avail:  
Perc Test Date:

Property Access: **Road Access**  
Parking Access: **Front**  
Fencing:  
Property in ALR/FLR:  
  
Information Pkg: **Yes**  
Sign on Property: **Y**  
Sketch Attached: **No**  
Property Disclosure: **No**  
Trees Logged: **No**

Legal: **PL VAP3971 LT 9 DL 686 LD 36. BLOCK D H & J, GROUP 1.**

Site Influences: **Central Location, Cleared, Marina Nearby, Recreation Nearby, Waterfront Property**

Restrictions: **Other**

Listing Broker 1: **Royal LePage Sussex**  
Listing Broker 2: **Royal LePage Sussex**  
Listing Broker 3:

**Incredible development opportunity in the heart of a truly special location in Lower Gibsons. Stunning ocean & mountain views from every point on this lot. Just steps to all picturesque Gibsons has to offer. This unique opportunity has endless potential as a one of kind development property. Public parks, Armours Beach, Gibsons Landing & Wharf, fantastic restaurants, cafes, & marina are all a very short stroll away via the seawalk which is immediately out front of this incredible property. Impressively wide with 100' of road frontage. Neighbouring property (528 Marine Drive) is also for sale & offers the same 100' of frontage. Combine the 2 properties & redevelop into a Lower Gibsons masterpiece. Just 5 minutes to Langdale ferry terminal. Contact listing agent for information package.**

LND Full Public

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03/05/2019 08:05 AM



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**Active**  
**R2303767**

Board: V  
Other

**LT 31 SAKINAW RIDGE DRIVE**

Sunshine Coast  
Pender Harbour Egmont  
V0N 1S1

Land  
**\$1,200,000** (LP)  
(SP)



Sold Date:	Original Price:	<b>\$1,200,000</b>
Frontage (feet):	Subdiv/Complex:	<b>Sakinaw Ridge</b>
Meas. Type: <b>Feet</b>	P.I.D.:	<b>026-674-831</b>
Frontage (metres):	Taxes:	<b>\$3,865.25</b>
Depth:	For Tax Year:	<b>2018</b>
Price/SqFt:	Zoning:	<b>RU-1</b>
Sub-Type:	Rezoneable?	
Flood Plain:		
Exposure: <b>South</b>		
Permitted Use:		
Title to Land: <b>Freehold NonStrata</b>		
Tour:		
View - Specify	<b>Great views in spots</b>	

Lot Area	
Acres:	<b>65.00</b>
Hect:	<b>26.30</b>
SqFt:	<b>2,831,400.00</b>
SqM:	<b>263,045.67</b>

Sanitary Sewer: **Nearby**  
Storm Sewer: **None**  
Water Supply: **City/Municipal**  
Electricity: **Nearby**  
Natural Gas: **Not Available**  
Telephone Service: **Available Nearby**  
Cable Service: **Available Nearby**  
Prospectus: **Not Required**  
Develop Permit?: **No**  
Bldg Permit Apprv: **No**  
Building Plans: **Not Available**  
Perc Test Avail:  
Perc Test Date:

Property Access: **Road Access**  
Parking Access:  
Fencing:  
Property in ALR/FLR:  
  
Information Pkg: **Yes**  
Sign on Property:  
Sketch Attached: **No**  
Property Disclosure: **Yes**  
Trees Logged: **No**

Legal: **PL BCP23871 LT 31 LD 36. DISTRICT LOT 3921/3922, GROUP 1.**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Rural Setting, Shopping Nearby**  
Restrictions: **None**

Listing Broker 1: **Royal LePage Sussex**  
Listing Broker 2: **Landquest Realty Corp (100M)**  
Listing Broker 3:

**"Spectacular Sakinaw Ridge" This 65 acre property, part of the scenic Sakinaw Ridge subdivision, holds excellent future development potential. Portions of this lot have beautiful panoramic views. Services are available at Lee Road and add tremendous value. Amenities close by and endless recreational opportunities.**





Presented by:  
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**Active**  
**R2326729**

Board: V  
Other

**458 MARINE DRIVE**

Sunshine Coast  
Gibsons & Area  
V0N 1V0

Land  
**\$2,500,000** (LP)

(SP)



Sold Date: Original Price: **\$2,500,000**  
Frontage (feet): **85.00** Subdiv/Complex: **LOWER GIBSONS**  
Meas. Type: **Feet** P.I.D.: **010-897-283**  
Frontage (metres): Taxes: **\$18,000.00**  
Depth: **90** For Tax Year: **2018**  
Price/SqFt: Zoning: **C8**  
Sub-Type: Rezoneable? **Not Known**

Flood Plain: **No**  
Exposure: **East, Southeast**  
Permitted Use: **Mixed**  
Title to Land: **Freehold NonStrata**  
Tour:  
View - Specify **MOUNTAINS & OCEAN**

Lot Area	
Acres:	<b>0.18</b>
Hect:	<b>0.07</b>
SqFt:	<b>7,718.00</b>
SqM:	<b>717.03</b>

Sanitary Sewer: **Nearby**  
Storm Sewer: **Nearby**  
Water Supply: **City/Municipal**  
Electricity: **Nearby**  
Natural Gas: **Nearby**  
Telephone Service: **Available Nearby**  
Cable Service: **Available Nearby**  
Prospectus: **Other (See Remarks)**  
Develop Permit?: **No**  
Bldg Permit Apprv: **No**  
Building Plans: **Not Available**  
Perc Test Avail:  
Perc Test Date:

Property Access: **No Access**  
Parking Access:  
Fencing: **Other**  
Property in ALR/FLR: **No**  
  
Information Pkg: **Yes**  
Sign on Property: **Y**  
Sketch Attached: **No**  
Property Disclosure: **No**  
Trees Logged: **No**

Legal: **ADDITIONAL PID # 009-446-958. LT A BLKS D, H & J DL 686 PL 6401 LT B (EXPLANATORY PLAN 6248) OF LOT 4 BLKS D, H & J DL 686 PL 3971**  
Site Influences: **Central Location, Marina Nearby, Waterfront Property**  
Restrictions: **Right of Way**

Listing Broker 1: **RE/MAX Oceanview Realty**  
Listing Broker 2:  
Listing Broker 3:

**Development Jewel in the Heart of Lower Gibsons British Columbia Sunshine Coast of Canada Be a part of Gibsons legacy by developing a residential/commercial mixed use building on this exquisite esplanade waterfront property in Lower Gibsons - offering 92 ft of water exposure and 85 ft of frontage on Marine Drive Gibsons you won't be disappointed. With excellent sun and view exposure of Shoal Channel be the jewel of vision for this vibrant and hip community! 2 legal esplanade waterfront lots: current assessments total \$1,656,000. Call for more details. All reasonable offers will be considered.**



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**Active**  
**R2344037**

Board: V  
Other

**2573 W 3RD AVENUE**

Vancouver West  
Kitsilano  
V6K 1M2

Land  
**\$3,080,000** (LP)



Sold Date: \_\_\_\_\_ Original Price: **\$3,080,000**  
 Frontage (feet): **50.00** Subdiv/Complex: \_\_\_\_\_  
 Meas. Type: **Feet** P.I.D.: **014-981-017**  
 Frontage (metres): \_\_\_\_\_ Taxes: **\$9,686.65**  
 Depth: **120** For Tax Year: **2018**  
 Price/SqFt: \_\_\_\_\_ Zoning: **RT-8**  
 Sub-Type: \_\_\_\_\_ Rezoneable? \_\_\_\_\_  
 Flood Plain: **No**  
 Exposure: **South**  
 Permitted Use: **Mixed**  
 Title to Land: **Freehold NonStrata**  
 Tour: \_\_\_\_\_  
 View - Specify \_\_\_\_\_

Lot Area	
Acres:	<b>0.14</b>
Hect:	<b>0.06</b>
SqFt:	<b>6,000.00</b>
SqM:	<b>557.42</b>

Sanitary Sewer: **At Lot Line**  
 Storm Sewer: **At Lot Line**  
 Water Supply: **City/Municipal**  
 Electricity: **At Lot Line**  
 Natural Gas: **At Lot Line**  
 Telephone Service: **On Property**  
 Cable Service: **On Property**  
 Prospectus: **Not Required**  
 Develop Permit?: **No**  
 Bldg Permit Apprv: **No**  
 Building Plans: **Not Available**  
 Perc Test Avail: \_\_\_\_\_  
 Perc Test Date: \_\_\_\_\_

Property Access: **Lane Access**  
 Parking Access: \_\_\_\_\_  
 Fencing: \_\_\_\_\_  
 Property in ALR/FLR: **No**  
 Information Pkg: **No**  
 Sign on Property: **y**  
 Sketch Attached: **No**  
 Property Disclosure: **Yes**  
 Trees Logged: **No**

Legal: **LOT 17, BLOCK 220A, PLAN VAP1058, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Site Influences: \_\_\_\_\_  
 Restrictions: **None**

Listing Broker 1: **Sutton Group-West Coast Realty**  
 Listing Broker 2: **Sutton Group-West Coast Realty**  
 Listing Broker 3: \_\_\_\_\_

**Prime RT\_8 CLEARED lot on W 3rd Ave. This 50x120 = 6000 sf property allows a FSR of .70 - 4500 sf buildable for 3 units (a duplex and a coach house) . Similar finished products are in strong demand in the area selling for \$1200/sf. A potential 700K profit can be achieved from this project (proforma is available upon request) Walking distance to Kits Beach, W 4th shopping. Buyer to verify with the City for FSR and zoning details.**



Presented by:  
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**Active**  
**R2314368**

Board: F  
 Other

**9564 ERICKSON STREET**

Mission  
 Hatzic  
 V2V 7C8

Land  
**\$16,800,000** (LP)



Sold Date: Original Price: **\$18,800,000**  
 Frontage (feet): Subdiv/Complex:  
 Meas. Type: **Feet** P.I.D.: **009-701-508**  
 Frontage (metres): Taxes: **\$20,951.85**  
 Depth: For Tax Year: **2017**  
 Price/SqFt: Zoning: **RU16**  
 Sub-Type: Rezoneable?  
 Flood Plain:  
 Exposure: **South**  
 Permitted Use: **Mixed**  
 Title to Land: **Freehold NonStrata**  
 Tour:  
 View - Specify **SW over Mission,**

Lot Area	
Acres:	<b>64.00</b>
Hect:	<b>25.90</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

Sanitary Sewer: **None**  
 Storm Sewer: **None**  
 Water Supply: **City/Municipal**  
 Electricity: **At Lot Line**  
 Natural Gas: **Not Available**  
 Telephone Service: **Available Nearby**  
 Cable Service: **Available Nearby**  
 Prospectus: **Not Required**  
 Develop Permit?: **No**  
 Bldg Permit Apprv: **No**  
 Building Plans: **Not Available**  
 Perc Test Avail:  
 Perc Test Date:

Property Access: **Allowed Access**  
 Parking Access:  
 Fencing:  
 Property in ALR/FLR:**No**  
 Information Pkg: **Yes**  
 Sign on Property: **Y**  
 Sketch Attached: **No**  
 Property Disclosure:  
 Trees Logged: **No**

Legal: **PL NWP12372 LT 2 LD 36 SEC 35 TWP 17. EXCEPT PLAN 27083. LT 1,2,3 PL EPP36282 LD36 SEC35 TP17, PARCEL "B" REF PL3321 E1/2 OF N/W 1/4 SEC 35 TP 17 NWD, LT B SEC35 TP 17 NWD PL BCP49826. 029-242-037, 029-242-053, 013-381-377, 029-242-045,**

Site Influences:  
 Restrictions: **None**

Listing Broker 1: **Colliers International**  
 Listing Broker 2: **Colliers International**  
 Listing Broker 3:

**64 acre development opportunity currently zoned RU16, a rural designation with a minimum lot size of 4 acres. Residential subdivision to RR7 zoning permitted under current OCP, minimum 1.73 acre lots. Potential for rezoning to higher density with OCP amendment. For more information contact brokers. Sale subject to Court Approval**