



R2562576

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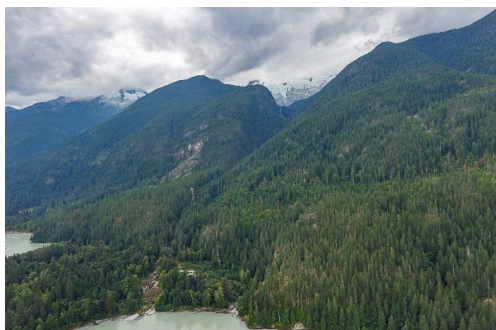
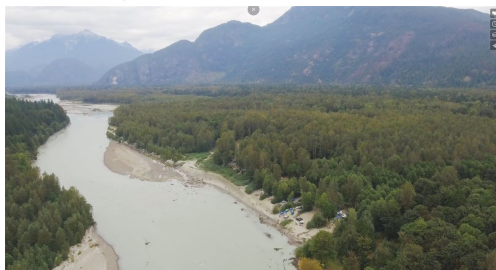
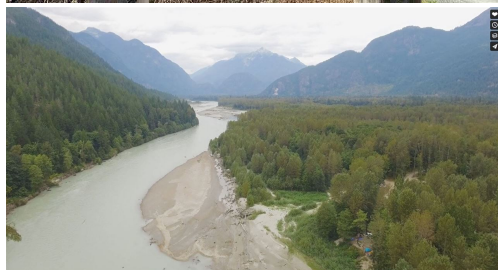
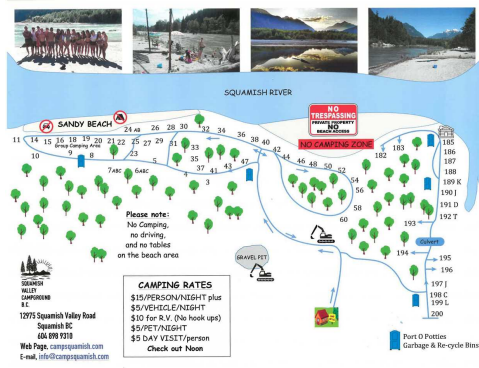
Other
Land

12975 SQUAMISH VALLEY ROAD

Squamish
Upper Squamish

\$9,500,000 (LP)
(SP)

Sold Date:



Type Other
Prop Type Land Only
Zoning ALR/RS
Title to Land Freehold NonStrata
Permitted Land Use Other
Development Permit? No
Sellers Interest Registered Owner

Lot Sz (Sq.Ft.) 0.00
Depth
Frontage - Feet
Front Dir Exposure East
Access to Property Road Access
Cable Service On Property
Flood Plain Yes

Days On Market 43
Gross Taxes \$2,091.02
Building Plans Not Available
Trees (Logged in last 2yr) No
View Yes
View - Specify Mountains

Recent fire destroyed main house in 2020 // Data Room Access will be provided once NDA signed



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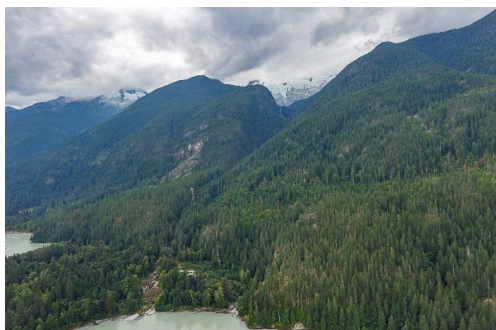
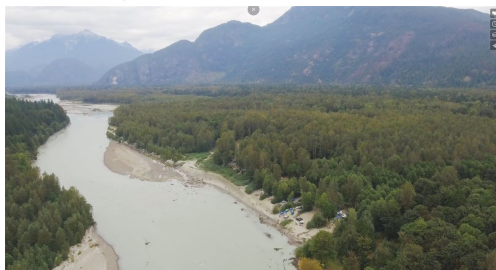
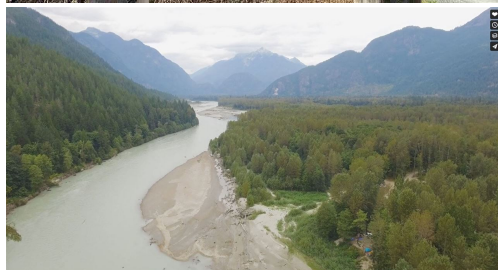
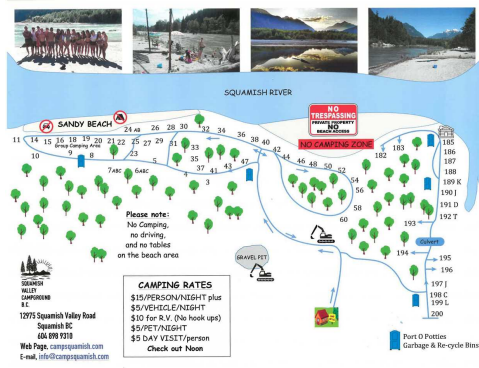
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Les & Sonja
TWAROG PEDERSEN
VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS
604.671.7000 www.6717000.com
LT6046717000 lee@6717000.com

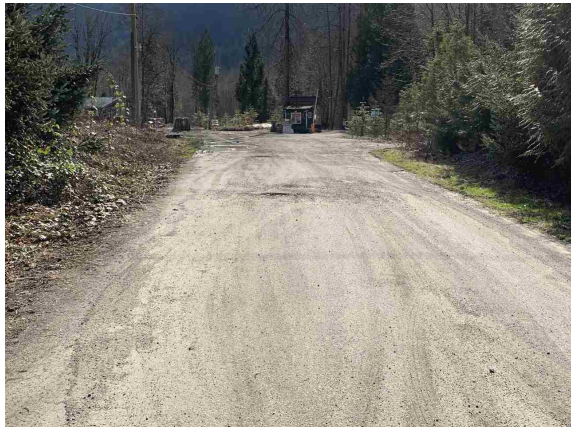




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Detailed Tax Report

Property Information

Prop Address	12975 SQUAMISH VALLEY RD	Jurisdiction	SQUAMISH RURAL
Municipality	SQUAMISH RURAL	Neighborhood	SQUAMISH VALLEY
Area	SQUAMISH	SubAreaCode	VSQUS
PropertyID	004-942-191	BoardCode	V
PostalCode			

Property Tax Information

TaxRoll Number	10400000	Gross Taxes	\$2,091.02
Tax Year	2020	Tax Amount Updated	06/16/2020

More PIDS

004-942-191

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
			994	36				

Legal FullDescription

DISTRICT LOT 994, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth
Lot Size	195 ACRES	Land Use
Actual Use	CAMPGROUND (COMMERCIAL)	
BCA Description	1 STY SFD - NEW STANDARD	Zoning
WaterConn		
BCADData Update	01/06/2021	

Actual Totals

Land	Improvement	Actual Total
\$1,213,500.00	\$236,400.00	\$1,449,900.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,213,500.00	\$236,400.00	\$6,050.00	\$38,700.00	\$1,405,150.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,213,500.00	\$236,400.00	\$588,550.00	\$38,700.00	\$822,650.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
12/30/1993	\$350,000.00	BG467874	IMPROVED SINGLE PROPERTY TRANSACTION
9/30/1988	\$35,000.00	GB111592	VACANT SINGLE PROPERTY TRANSACTION
4/13/1988	\$25,000.00	GB50475	VACANT SINGLE PROPERTY TRANSACTION



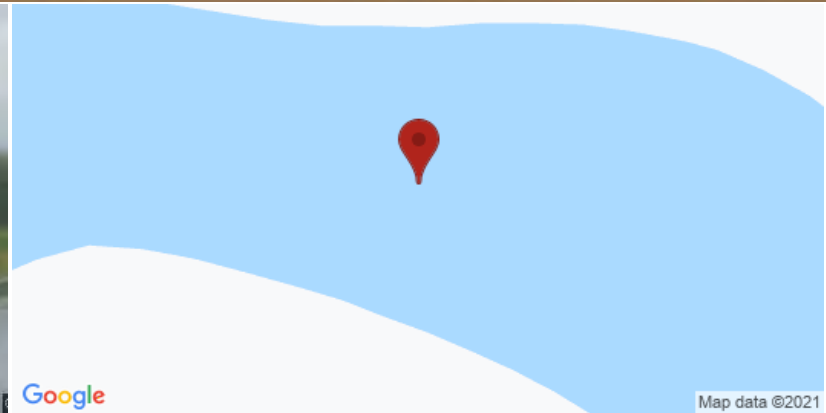
LES TWAROG
VANCOUVER WESTSIDE & DOWNTOWN SPECIALIST



604.671.7000



LES@6717000.COM



12975 SQUAMISH VALLEY RD Rural BC

PID	004-942-191			Legal Description	DISTRICT LOT 994, GROUP 1, NEW WESTMINSTER LAND DISTRICT		
Zoning	AGR1, Agriculture 1			Community Plans(s)	OCP: AGR (Agriculture); RM (Resource Management), in ALR		
Registered Owner	AB*, A*						
Floor Area	-	Max Elevation	36.09 m	Year Built	2008	Transit Score	-
Lot Size	203.74 acres	Min Elevation	19.00 m	Bedrooms	-	WalkScore	-
Dimensions	-	Annual Taxes	\$2,091.02	Bathrooms	-	Structure	CAMPGROUND (COMMERCIAL)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2388908	Expired 31/12/2019	170	\$7,900,000 / -	Squamish Howe Sound Realty Ltd
V582230	Expired 21/09/2006	184	\$3,900,000 / -	RE/MAX Central
V283518	Expired 02/04/2004	731	\$990,000 / -	Royal LePage Black Tusk Realty

APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$1,449,900	314.26 %
Sales History	30/12/1993	\$350,000	900.00 %
	30/09/1988	\$35,000	40.00 %
	13/04/1988	\$25,000	

ASSESSMENT

	2020	2021	% Change
Building	\$229,600	\$236,400	2.96 %
Land	\$1,165,500	\$1,213,500	4.12 %
Total	\$1,395,100	\$1,449,900	3.93 %

SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Brackendale	Howe Sound
2017-18 F.I. Rating	5.7	6.8
2017-18 F.I. Rank	541/955	70/251
Special Notes	-	French Immersion; Cycling Academy; Hockey Academy

DEVELOPMENT APPLICATIONS

No records found for this parcel

Detailed Tax Report

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195 Acres Squamish valley Campground Land and Business
12975 Squamish Valley Road, Squamish, BC, V0N 1H0

www.campsquamish.com



For further information contact:

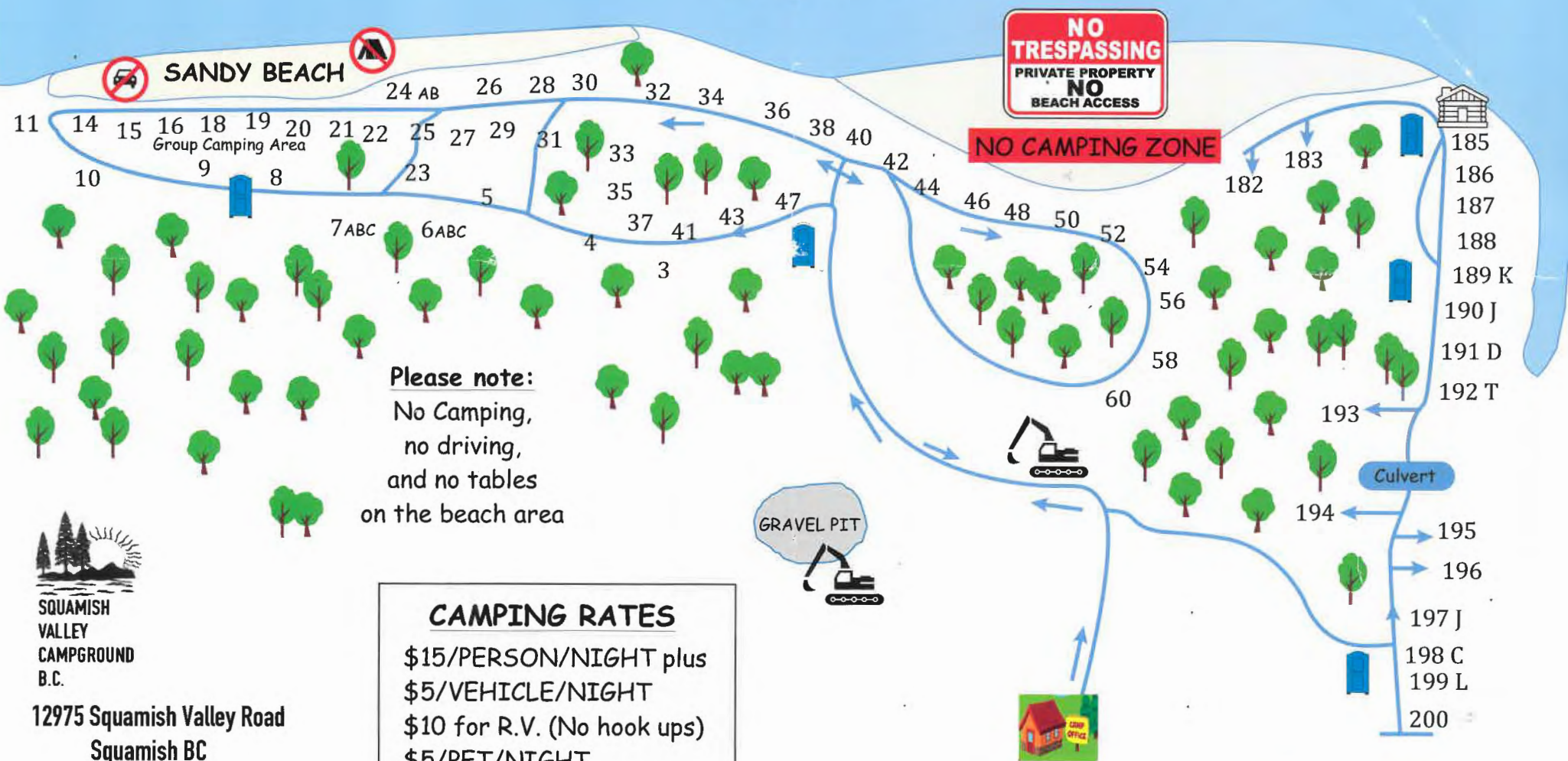
RE/MAX Crest Realty
1428 W. 7th Avenue
Vancouver, BC, V6H 1C1
Les Twarog
604-671-7000
les@6717000.com
lestwarog.com



Squamish Valley Campground
<http://campsquamish.com/index.html>



SQUAMISH RIVER



SQUAMISH
VALLEY
CAMPGROUND
B.C.

12975 Squamish Valley Road
Squamish BC
604 898 9310

Web Page, campsquamish.com
E-mail, info@campsquamish.com

CAMPING RATES

\$15/PERSON/NIGHT plus
\$5/VEHICLE/NIGHT
\$10 for R.V. (No hook ups)
\$5/PET/NIGHT
\$5 DAY VISIT/person
Check out Noon



The Land:

Currently **195 acres** on title with around 225 Acres of useful riverfront campground plus 9 acres of land to the east of Squamish Valley Road. There is also approximately 18 acres of land on a formed island in the north east corner of the site. Approximately 118 Acres of land appear to be in the ALR according to the latest maps.

The site is serviced by:

- Two 600 Amp plus one 100 Amp electrical supply
- 197' well with a 6 inch supply line providing over 15 gallons per minute of water plus a more shallow second well
- An existing family residence and office cabin with separate septic systems

The activities:

- 500 people per night stay during peak periods - apart from the access fee, firewood and ice is sold
- The movie and television industry regularly use the site for \$1,500 per day for filming
- A music festival providing \$30,000 for the weekend currently books the site
- (up to three events per year planned)
- 14 people are on a year to year lease providing \$25,400 in total per year
- 20 people pay storage fees totalling \$12,000 in total per year

Harvesting potential:

The land is currently collecting a harvest of honey from bees and the owner previously ran 50 egg producing chickens. The land has significant agricultural potential, in particular, blue berries. It also has old growth cedar and pine trees available for selective logging.

Address:

12975 Squamish Valley Road
PID 004-942-191

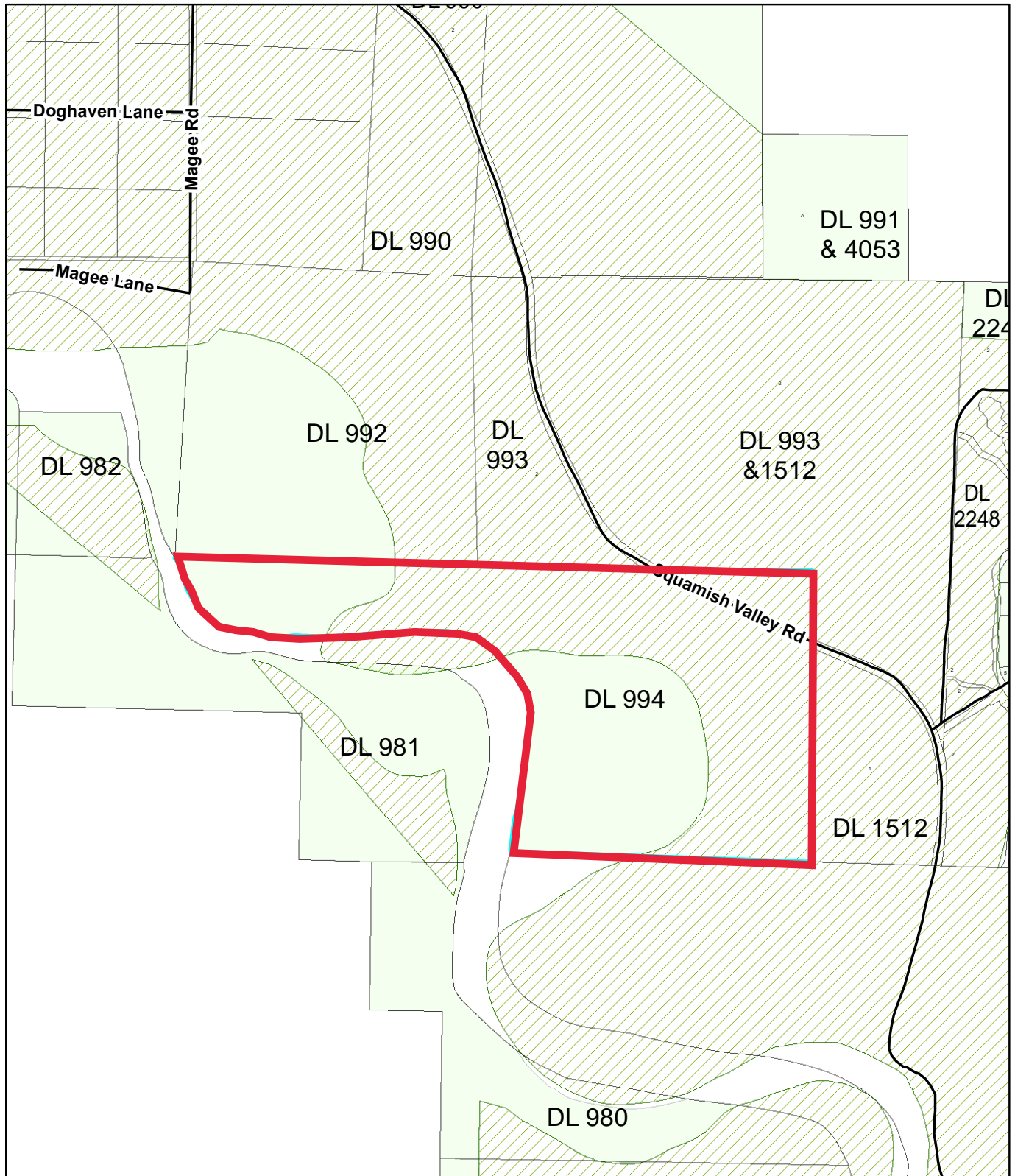
Gravel deposit:

There are substantial gravel deposits available to the site. Once paperwork is completed the gravel on the subject property could be sold for \$12.00 per cubic metre at current rates. There appears to be around 1,200,000 cubic metres of gravel available.

Scaleable:

The Agricultural Land Commission has advised that 20 Cabins and 50 RV sites should be permissible on the site. Also 2 large homes should be able to be built.

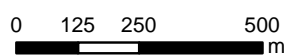
Squamish Valley Road bisects the site, providing a second parcel of 9 acres to the east for future development.



General Location Map



NAD 83 UTM Zone 10N



Legend

- Parcel Fabric
- Roads
- ALR Boundary
- DPA
Protection of Farming

SQUAMISH VALLEY CAMPGROUND



SQUAMISH RIVER



SANDY BEACH

BRIDGE

RIVER BACKFLOW

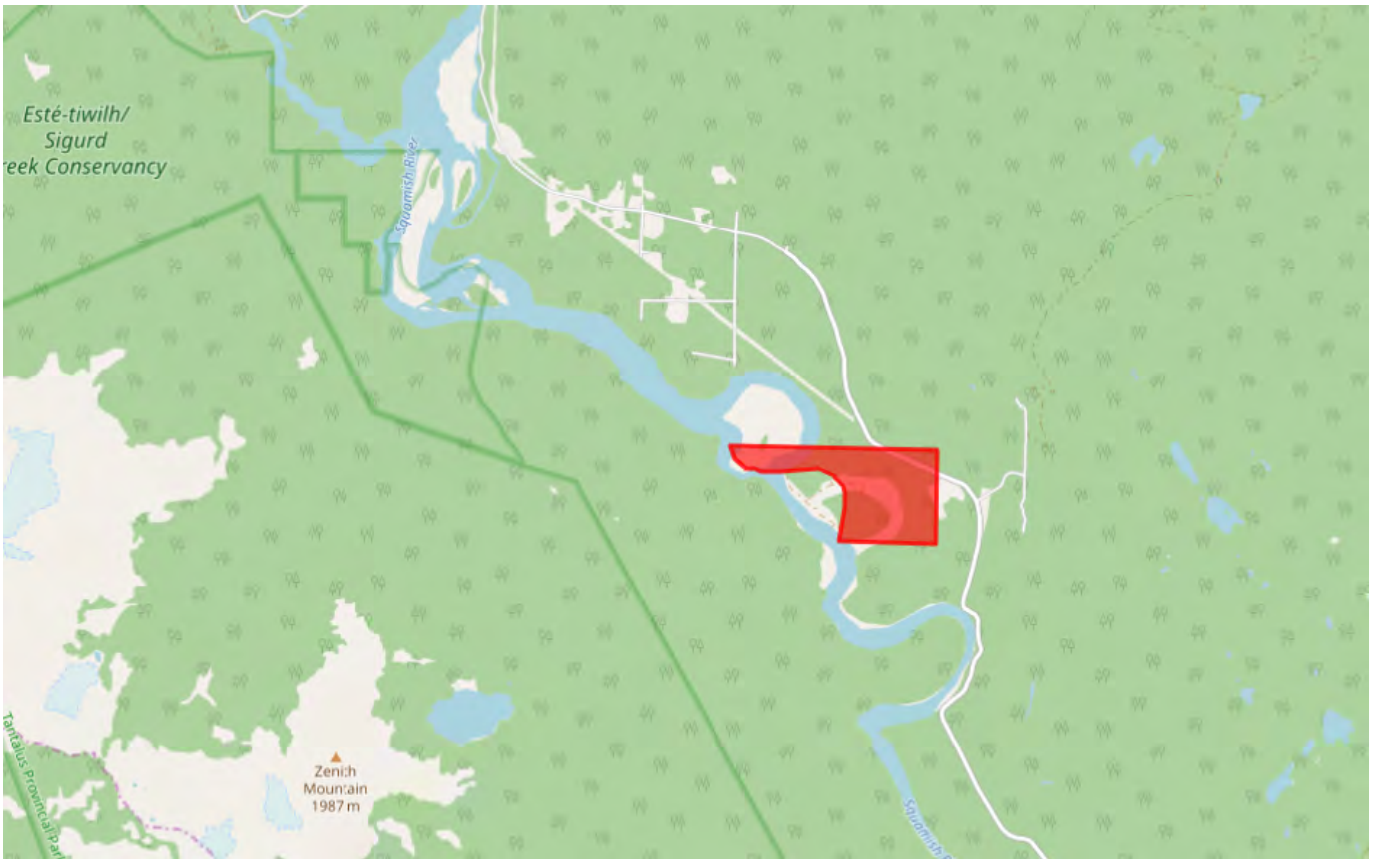
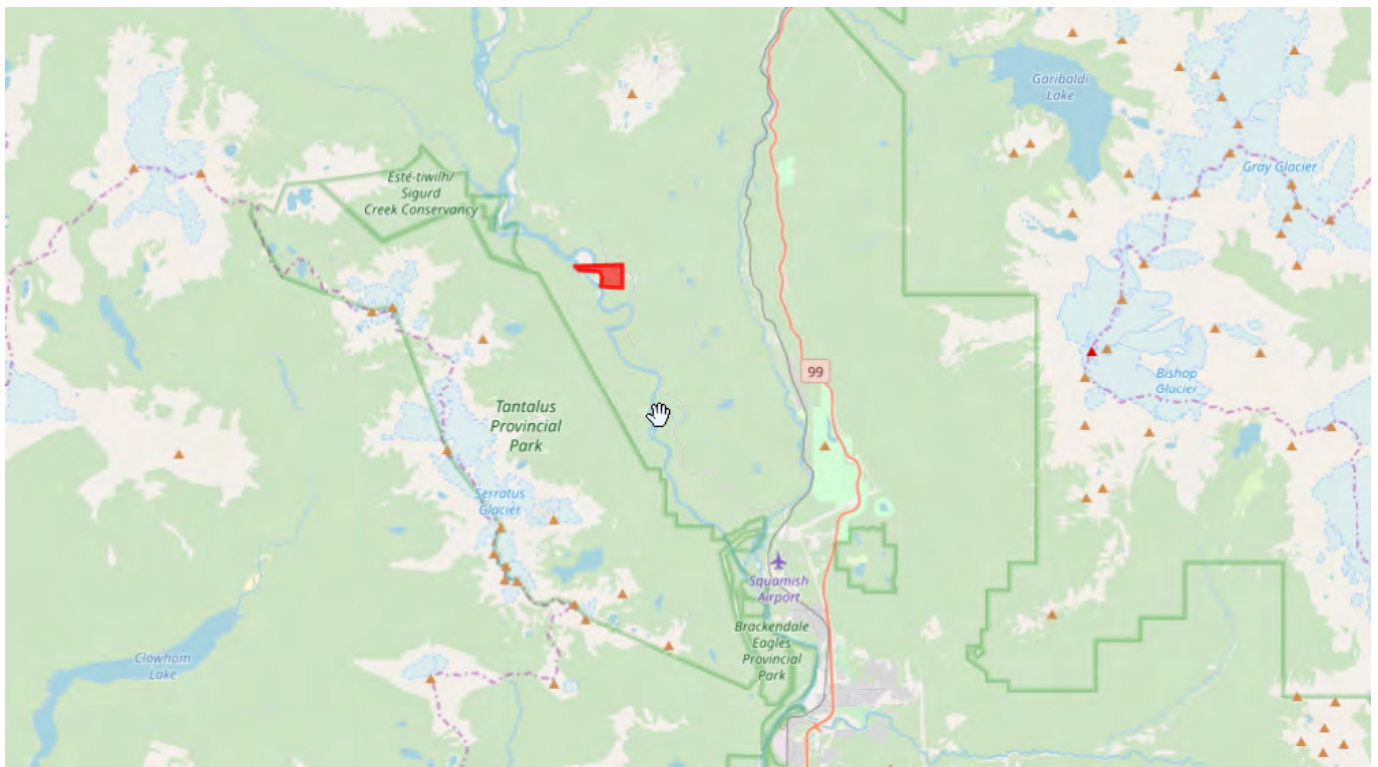
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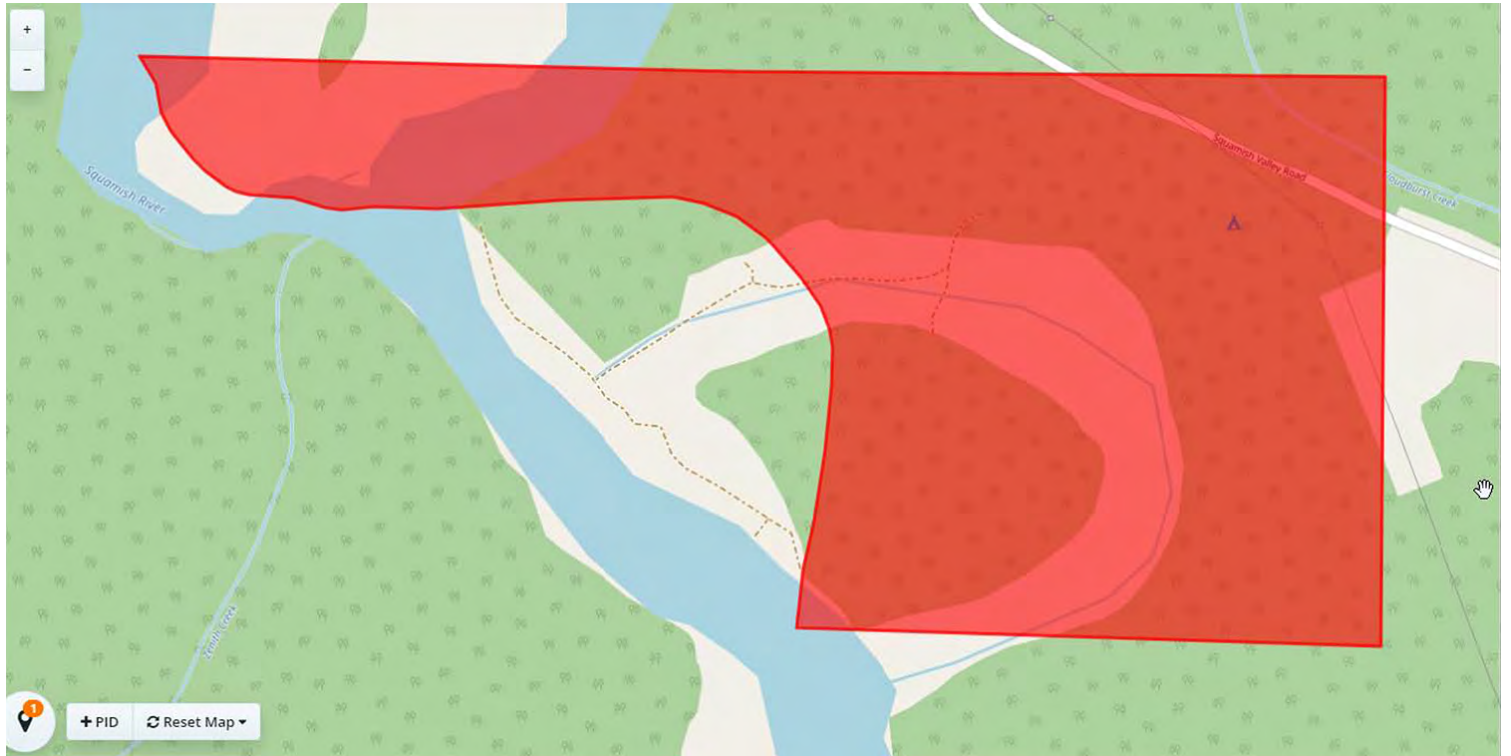
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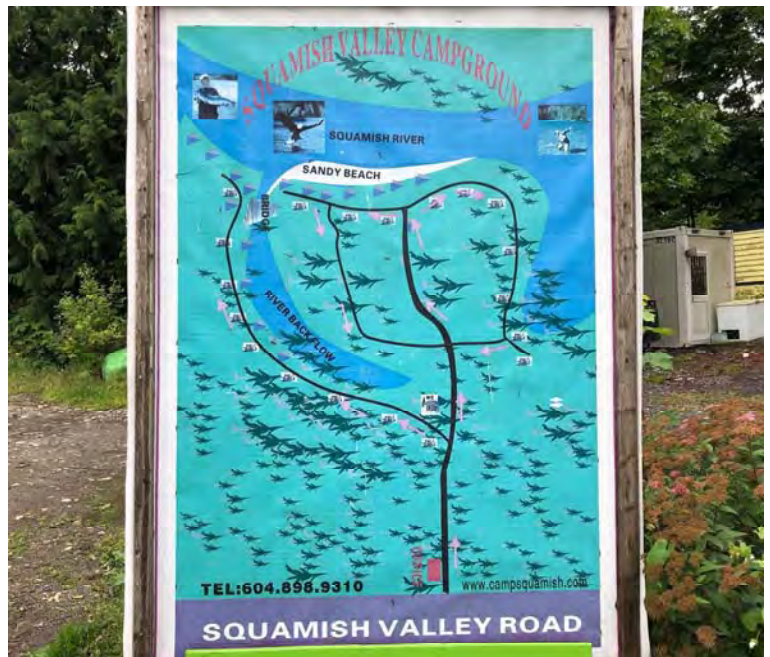
TEL: 604.898.9310

www.campsquamish.com

SQUAMISH VALLEY ROAD

















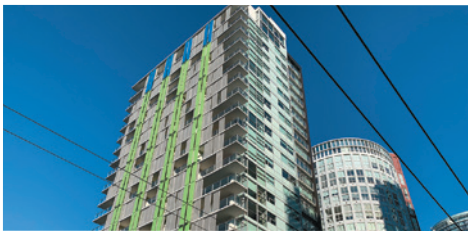


VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS



Les Twarog 604.671.7000
Sonja Pedersen 604.805.1283
www.lestwarog.com

我们将竭诚为您提供最优质的服务。请致电我们的经纪人：Jenny Wu 778.776.7190



DOWNTOWN - NELSON & SEYMOUR
2003-999 Seymour \$899,000

999 Seymour by Townline Homes built in 2016, best South/West corner 711 s/f, 2 bedroom + den unit in building. Features large balcony and I/S air conditioning.



SOUTHLANDS 4200 SF 3 LEVEL TH
7353 Yew Street \$3,800,000

Yewbrook Place, 1st time on the market overlooking the 18th fairway of the Marine Drive Golf Course. 4200 sf. 4 bed, 4 bath, large Principle rooms with a large 500 sf attached garage, Shows beautifully. Go to website for video.



YALETOWN SPECTRUM TOWER 1
3101-111 W. Georgia \$958,000

Located on the best water view side of Spectrum complex, upgraded 2 bedroom + den, 814 s/f unit with amazing water view. Market rent \$3500/mo.



WEST END CONCRETE SUB P/H
1804-1277 Nelson \$1,295,000

Welcome to "The Jetson". Totally renovated 935 s/f, 2 bedroom, 2 bathroom sub-pehouse (\$150k spent in 2020). Features h/w floors, stainless appliances, ceasarstone waterfall counters & huge 270 s/f South/West view deck.



MOUNT PLEASANT DEV. SITE
2016 Ontario \$2,228,000

Two homes, side by side with option for a third home. Potential for a 3 storey mixed use development. Ad is for this house only.



CASH COW - HASTINGS & MAIN
337-339 E. Hastings \$2,245,000

6166 s/f mixed use building that is fully leased to long term tenants. Main floor is a restaurant. Two floors above contain 4 residential suites. Call us for brochure with rent roll.



WEST OF DENMAN
2101-1850 Comox \$415,000

534 s/f fabulous executive style one bedroom unit with fantastic view. Leasehold - prepaid non strata. Totally renovated with stainless steel appliances, granite counters & custom built-ins - need 35% down.



41ST & GRANVILLE DEV. SITE
5800 Block Granville \$16M

Rental development site with a 2.2 FSR. Currently there are 4 homes on 8500 s/f lots. There is a potnetial to aquire the other 2 homes on either side. Call for more details.



COQUITLAM WEST DEVELOPMENT SITE 10+ HOUSES
700 BLK QUADLING & 700 BLK ALDERSON

Coquitlam West Multi-Storey Medium Density Development Site - Zoned RM3 with a 2.35 FAR. Site has 10+ homes assembled, call us for feature sheet or go to www.quadling.ca