

**TEAM 3000**  
REALTY LTD



# TEAM 3000 REALTY Ltd.

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## Sunshine Valley - Serviced Building Lots for Tiny Homes and Cabins - \$79,900\*\* + gst.

Sunshine Valley Developments Ltd. is pleased to announce upgraded building/design guidelines on lots in its' latest flexible Village, Huckleberry West. Sunshine Valley is only 15 minutes West of Hope, BC on Hwy 3 and less than 2 hours from Vancouver, BC. Imagine a place where you can retreat from the fast pace of everyday life, a place surrounded by mountains, a place to relax and recharge at your own pace.

8 serviced AFFORDABLE Building Lots with flexible building/design guidelines allowing **Tiny Homes, Prefab Homes, Cabins or Homes of 1300 sq ft or LESS** are available now. **No Minimum sq ft** requirement for your home. Build or place the size you want (based on Developer Design/Building Guidelines. \*Traditional RV's and Mobile Homes are not allowed in this area and must go in our existing RV and Mobile Home Parks.)

Ownership by 999 Year Prepaid Registered Improvement Lease with the Developer. No Monthly or Yearly Lease Payments. Designated for **Part-Time or Full-Time Living**. Join our existing Community of over 300 Homes/Cabins and 100 RV Sites.

Serviced at or near the lot line with (non-treated) Water, Sewer and up to 100amp Electric. Internet, TV and Phone available by Satellite Dish through SHAW and Xplornet.

Average Lot Size is 50' wide by 85' deep at approx. 4200' sq ft. providing plenty of room for your Home or Cabin, parking, a deck, fire pit area, garden and shed for your tools and toys. The Lots are flat and south facing which allows easier placement/building of a home and more sun.

Sunshine Valley is a 1300 acre recreational paradise with Downhill or Cross Country Skiing at nearby Manning Park. Fishing, Kayaking or Ice Skating on Cedar Lake. Mountain Biking or Hiking along the many trails, ATV'ing, Motorbiking or Snowmobiling down the Forestry Service Roads. Enjoy our Recreation Center with Hot Tub, Outdoor Pool, Games Room, Library with High Speed Internet and Play Ground. Call or email anytime for more information or to make an appointment to view.



\*\* This is not an offer for sale. An offer for sale for new developments can only be made by Disclosure Statement. We would be pleased to provide you a Disclosure Statement in electronic or paper format upon request. You must receive and review a Disclosure Statement before making an Offer to Purchase.

Building Lots available NOW  
 allowing Tiny Homes or Cabins  
 LESS than 1300 sq ft

Maximum Building Height of 28'  
 allows two stories or roof top deck  
 on your Tiny Home

Flat and Sunny approx. 4200 sq ft  
 South facing Lots

Serviced with Electric, (untreated)  
 Water, Sewer at or near lot line

Phone, Internet and TV available  
 by satellite dish

Full or Part time living

Year-round access



At 2200' elevation, just 15 min past Hope, BC  
 on Hwy #3, Sunshine Valley provides;

Fresh Clean Air

Beautiful Natural Environment

The Cascade Mountains

1000's of acres of wilderness to explore  
 including the Sumallo River and Cedar Lake

Cedar Lake provides;

Fishing, Kayaking, Canoeing, and Ice  
 Skating

Check out our local beavers

Contact us now to arrange a viewing!

