
Offered at

\$2,875,000



1056 Cedar Grove Lane

Welcome to this stunning custom-built home in a magazine worthy setting. You'll fall in the love with the abundance of natural light from the floor to ceiling windows. Situated on a 2.891-acre private lot, where you can embrace your green thumb or take in the beauty and fragrance of the fields of lavender. This home is a rare gem that combines luxurious living, thoughtful design, and the beauty of nature.

Features

- 3 bedrooms
- 2.5 bathrooms
- 2.89 acres
- Greenhouse
- Patio & Sundeck
- Very private
- Custom built home
- Miller Creek nearby

WHISTLER
REAL ESTATE
COMPANY

B. C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

OF FOUNDATION FORMS ON STRATA LOT 17, DISTRICT LOT 498,
STRATA PLAN KAS 3329, LILLOOET DISTRICT

S. L. 6

S. L. 3

S. R. W.

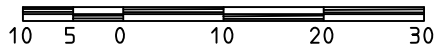
Distances shown are in metres
and are derived from Plan KAS 3329

S. R. W.

COMMON

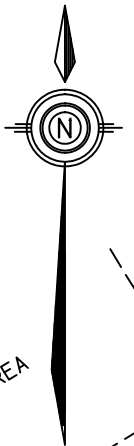
SCALE : 1 : 750

PROPERTY



STATUTORY RIGHT OF WAY

ELEVATIONS ARE IN METRES AND ARE REFERRED
TO WATER RESOURCES BENCHMARK ± 849
ELEVATION OF BENCHMARK 212.943m



S. L. 16

S. L. 17

PROPERTY

COMMON

107.892

29.722

88.44

171.052

ELEV. TOP OF
POUR STRIP
219.19m

ELEV. TOP OF
POUR STRIP
219.19m

FORMS
10.89
10.90
8.54

FORMS
2.51
10.16
1.27

ELEV. TOP OF
POUR STRIP
219.18m

COVENANT AREA

ELEV. TOP OF
POUR STRIP
219.19m

COVENANT AREA

S. L. 18

RIGHT OF WAY

STATUTORY

MILLER

RIGHT OF WAY

CREEK

S. R. W.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF
THE SURVEYED STRUCTURES AND FEATURES WITH
RESPECT TO THE BOUNDARIES OF THE
PARCEL DESCRIBED ABOVE. THIS DOCUMENT IS NOT
A BOUNDARY SURVEY AND SHALL NOT BE USED TO
DEFINE PROPERTY LINES OR PROPERTY CORNERS

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THE SIGNATORY ACCEPTS NO RESPONSIBILITY
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SUFFERED BY A THIRD PARTY AS A RESULT
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BASED ON THIS DOCUMENT

B. C. L. S.
April 28, 2016.

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BUNBURY & ASSOCIATES
PROFESSIONAL B. C. LAND SURVEYORS,
SQUAMISH & WHISTLER, BC www.bunbury-surveys.com
No. 3-1085 MILLAR CREEK ROAD, WHISTLER, B. C. , 604-932-3770

Shelter

residential design

Mark Simone
604 346 6133
mark@buildshelter.com

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1	15-1101	Issued for structural engineering
2	16-0109	Issued for Permit Application
3	16-0330	Issued for Foundation and Framing

LEGEND

	EXHAUST FAN
	SMOKE / CARBON MONOXIDE DETECTOR
	HOSE BIB
	ROOFTOP VENT
	SOFFIT STRIP VENT
	WALL TYPE
	ROOF TYPE
	FLOOR TYPE
	MATERIAL TYPE
	DOOR NUMBER
	WINDOW NUMBER
	PLUMBING VENT

APPLICABLE CODES:
British Columbia Building Code 2012, Part 9
SLRD Building Bylaw 863
SLRD Zoning Bylaw 765

PROJECT NAME

Karpman Residence

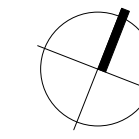
1056 Cedar Grove Lane (Lot 17)

SLRD, BC

DRAWING TITLE

Main Floor Plan

NORTH



SCALE

1/4"=1'-0"

PROJECT NO. **1505**

PLOTTED

DRAWN

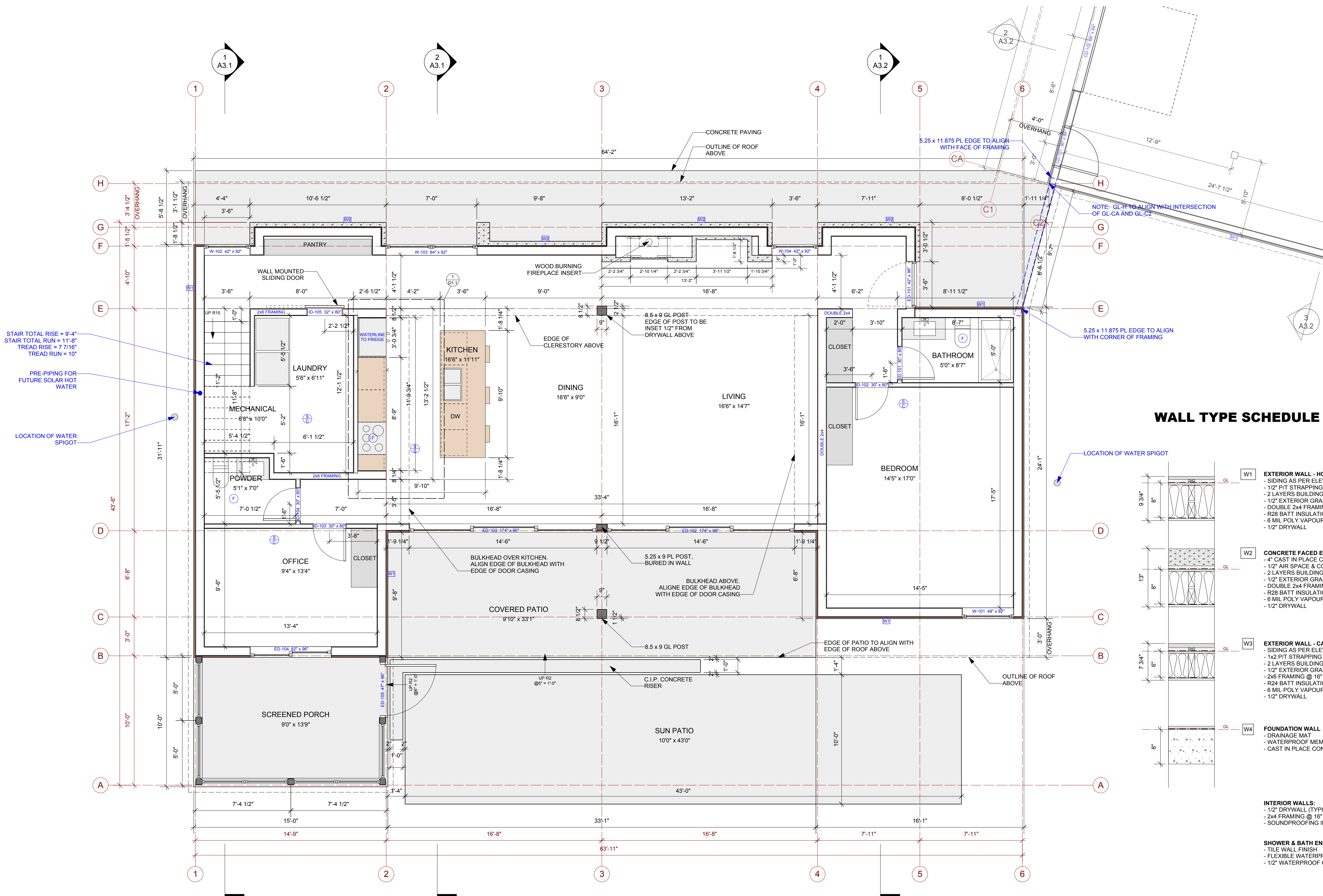
MS

REVIEWED

DRAWING

A1.2

Date: **30/3/16**
File name: **karpman18.vwx**



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PROJECT NAME

Karpman Residence

1056 Cedar Grove Lane (Lot 17)

SLRD, BC

DRAWING TITLE

Main Floor Plan

Lighting Layout

NORTH



SCALE
 $1/4"=1'-0"$

PROJECT NO. 1505

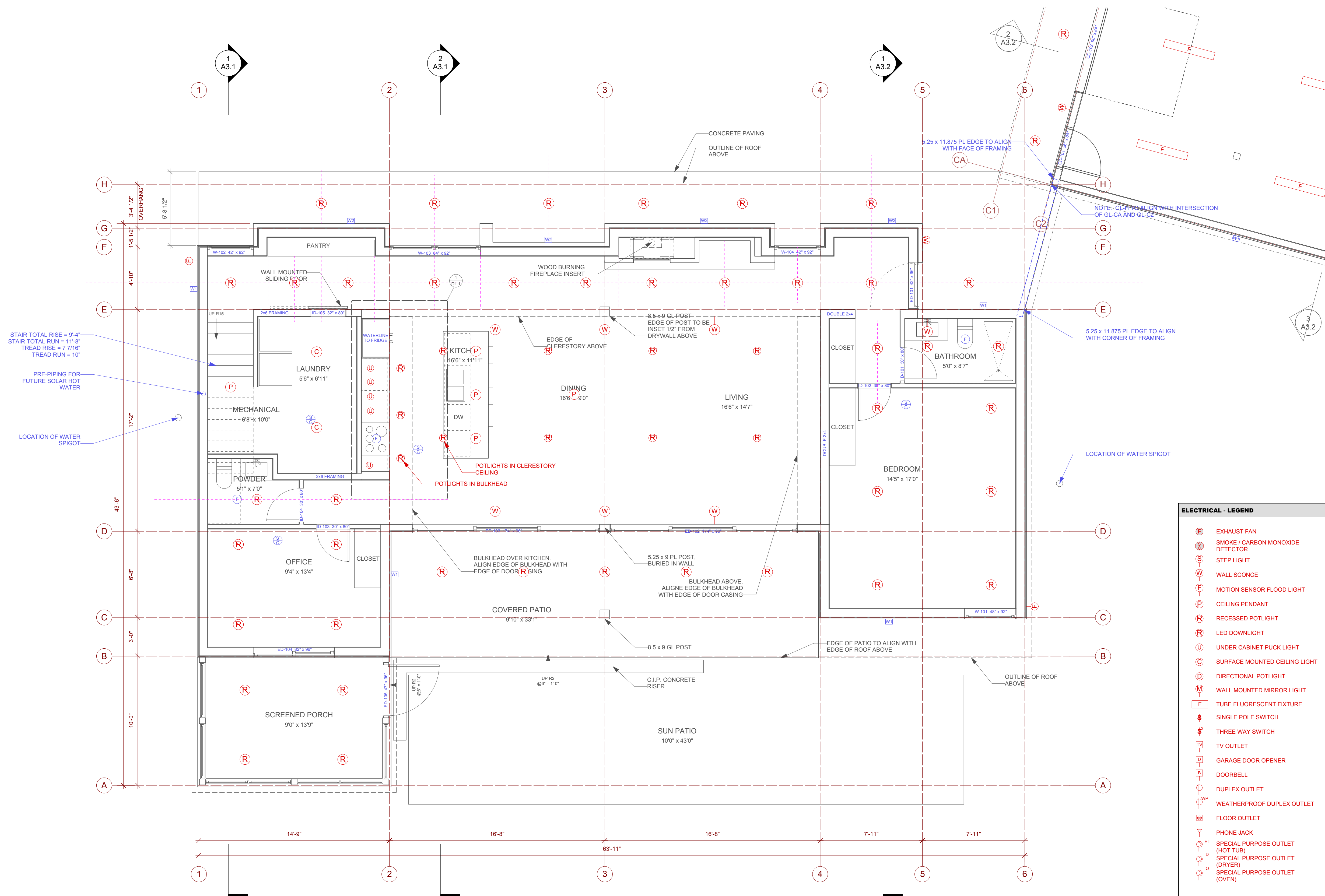
PLOTTED

DRAWN	MS	REVIEWED
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DRAWING

A1.2e

Date: 30/3/16
File name: karpman18.vwx



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	SMOKE / CARBON MONOXIDE DETECTOR
	HOSE BIB
	ROOFTOP VENT
	SOFFIT STRIP VENT
	WALL TYPE
	ROOF TYPE
	FLOOR TYPE
	MATERIAL TYPE
	DOOR NUMBER
	WINDOW NUMBER
	PLUMBING VENT

APPLICABLE CODES:
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SLRD Building Bylaw 863
SLRD Zoning Bylaw 765

PROJECT NAME

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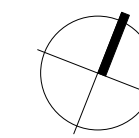
1056 Cedar Grove Lane (Lot 17)

SLRD, BC

DRAWING TITLE

Upper Floor Plan

NORTH



SCALE

1/4"=1'-0"

PROJECT NO. **1505**

PLOTTED

DRAWN

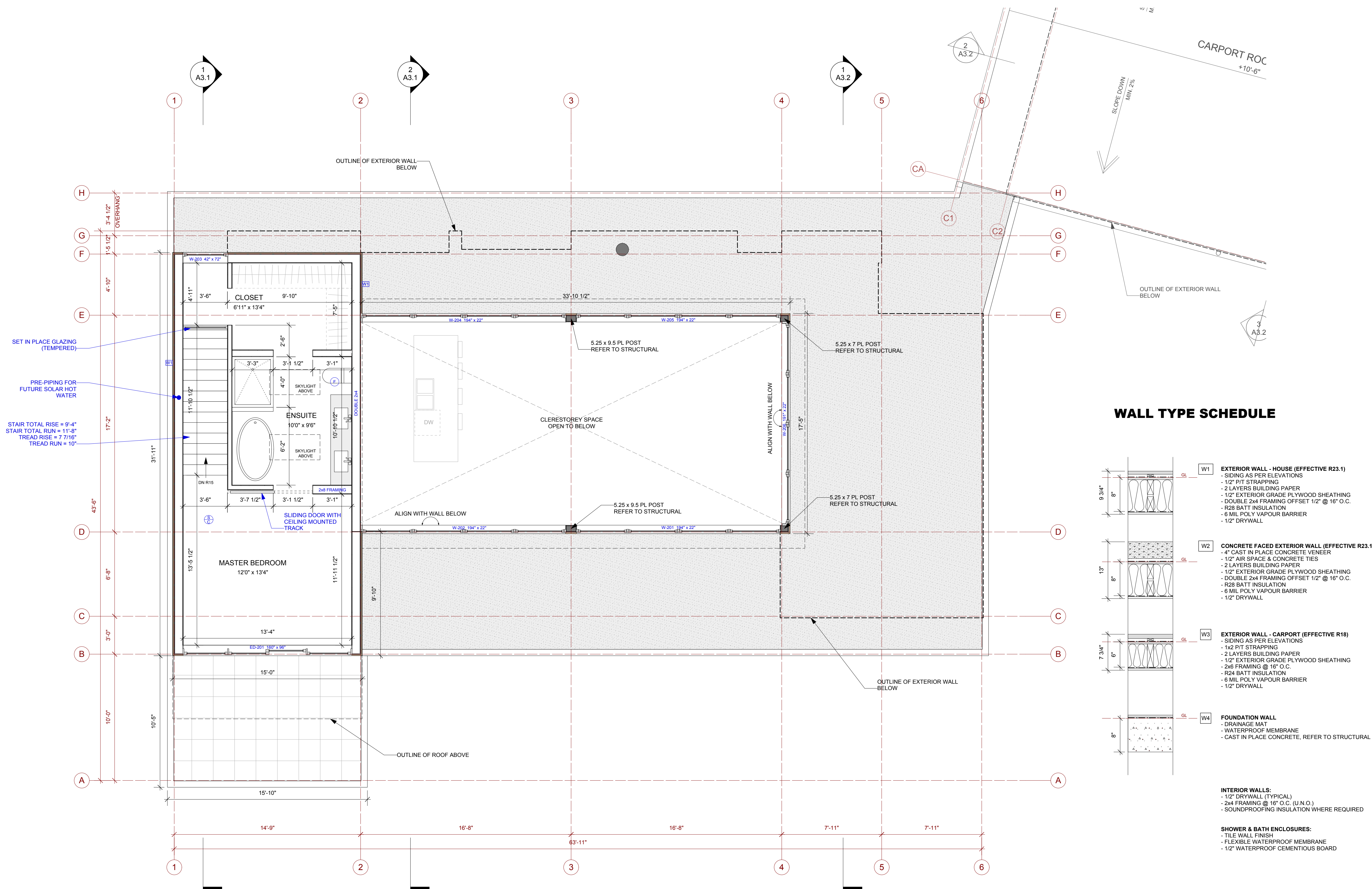
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A1.3

Date: **30/3/16**
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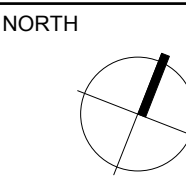
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SLRD Building Bylaw 863
SLRD Zoning Bylaw 765

PROJECT NAME
Karpman Residence
1056 Cedar Grove Lane (Lot 17)
SLRD, BC

DRAWING TITLE
Upper Floor Plan
Lighting Layout



SCALE
1/4"=1'-0"

PROJECT NO. **1505**

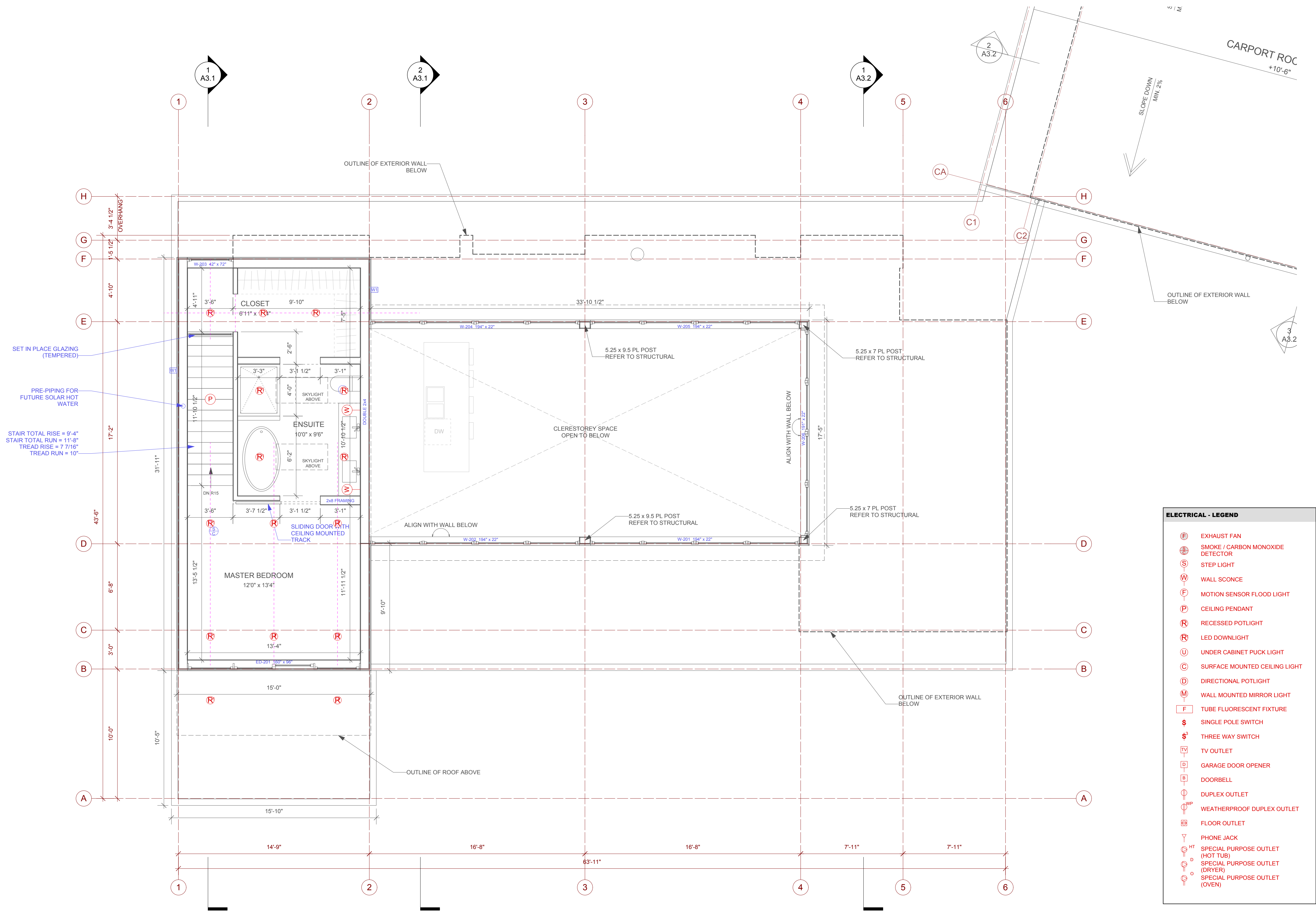
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DRAWING

A1.3e

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LEGEND

	EXHAUST FAN
	SMOKE / CARBON MONOXIDE DETECTOR
	HOSE BIB
	ROOFTOP VENT
	SOFFIT STRIP VENT
	WALL TYPE
	ROOF TYPE
	FLOOR TYPE
	MATERIAL TYPE
	D-00
	W-00
	PLUMBING VENT

APPLICABLE CODES:
British Columbia Building Code 2012, Part 9
SLRD Building Bylaw 863
SLRD Zoning Bylaw 765

PROJECT NAME

Karpman Residence

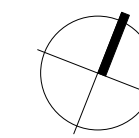
1056 Cedar Grove Lane (Lot 17)

SLRD, BC

DRAWING TITLE

Roof Plan

NORTH



SCALE

1/4"=1'-0"

PROJECT NO. 1505

PLOTTED

DRAWN

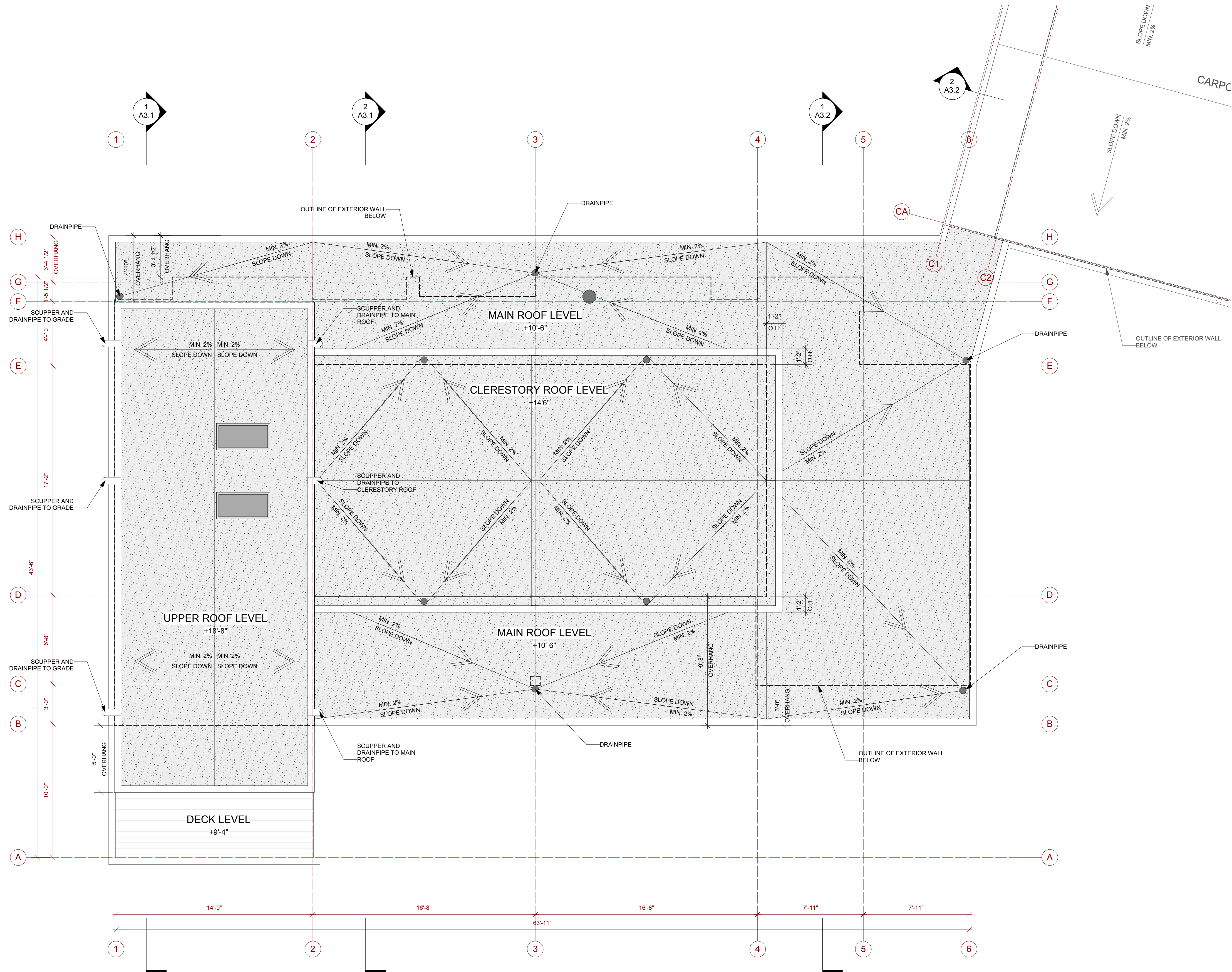
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A1.4

Date: 30/3/16
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LEGEND

	EXHAUST FAN
	SMOKE / CARBON MONOXIDE DETECTOR
	HOSE BIB
	ROOFTOP VENT
	SOFFIT STRIP VENT
	WALL TYPE
	ROOF TYPE
	FLOOR TYPE
	MATERIAL TYPE
	DOOR NUMBER
	WINDOW NUMBER
	PLUMBING VENT

APPLICABLE CODES:
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SLRD Building Bylaw 863
SLRD Zoning Bylaw 765

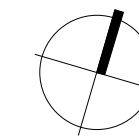
PROJECT NAME

Karpman Residence
1056 Cedar Grove Lane (Lot 17)
SLRD, BC

DRAWING TITLE

Carport Plans

NORTH



SCALE

1/4"=1'-0"

PROJECT NO. **1505**

PLOTTED

DRAWN

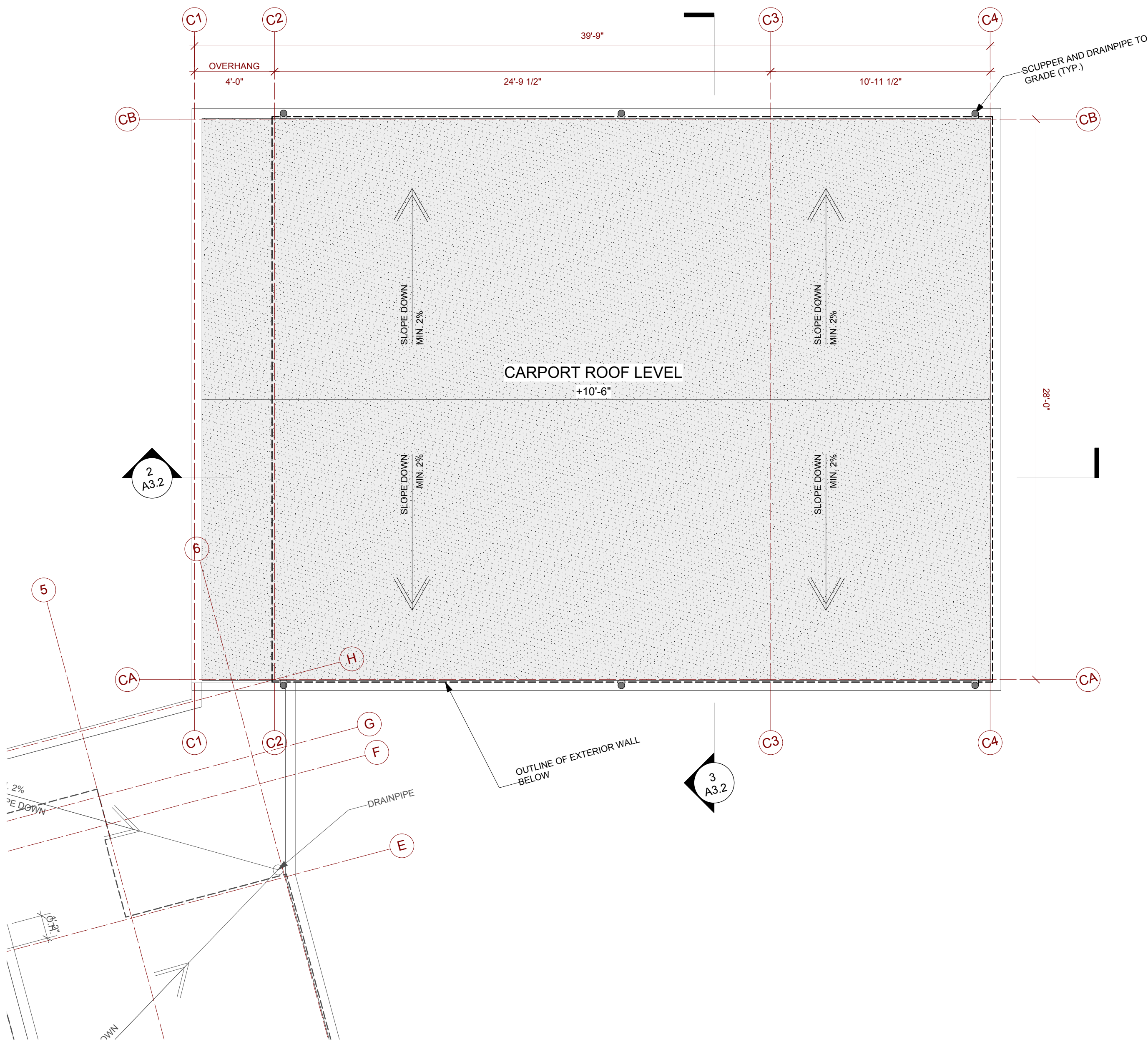
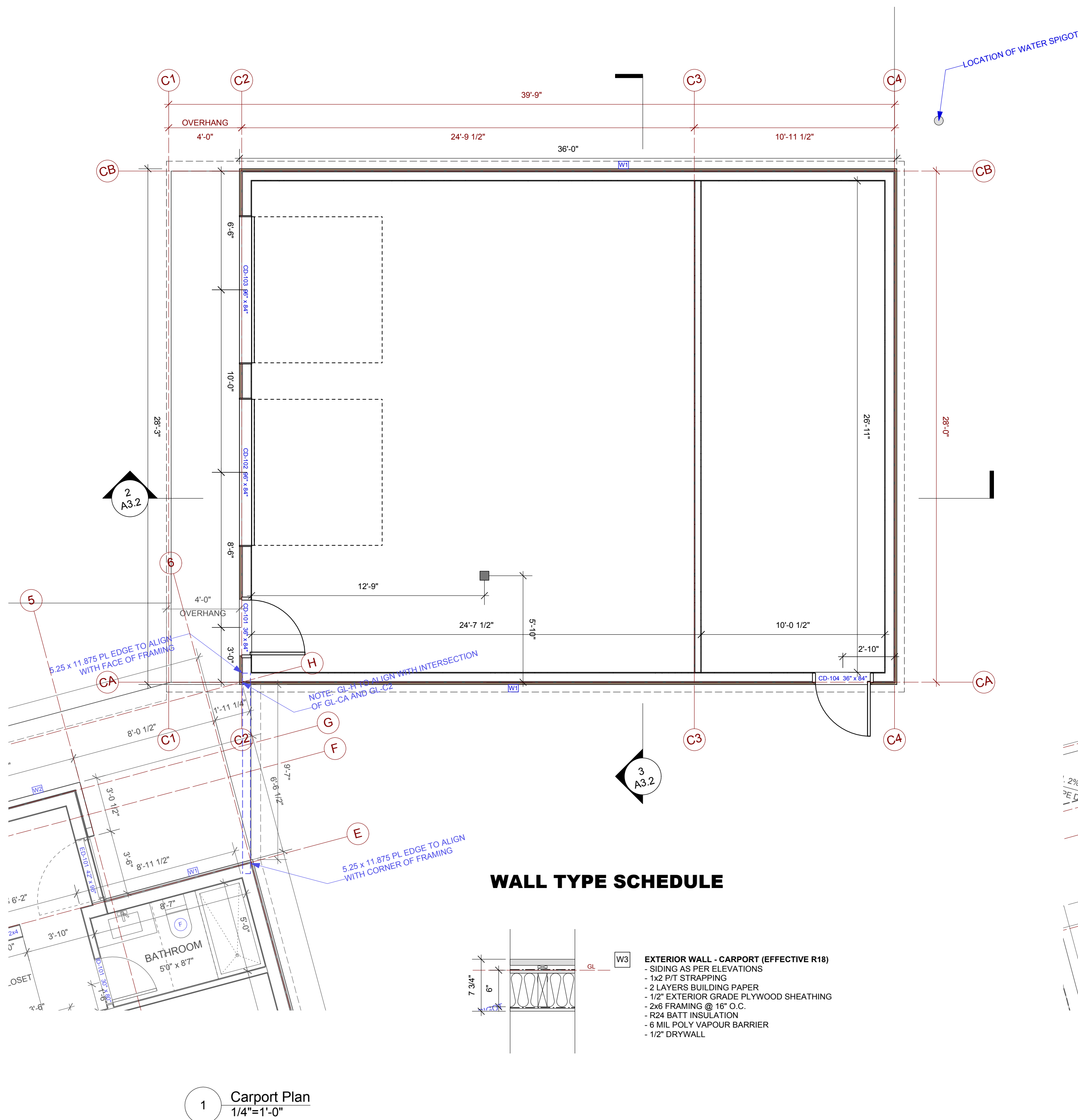
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DRAWING

A1.5

Date: **30/3/16**
File name: **karpman18.vwx**



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SLRD Building Bylaw 863
SLRD Zoning Bylaw 765

PROJECT NAME

Karpman Residence

1056 Cedar Grove Lane (Lot 17)

SLRD, BC

DRAWING TITLE

Carport Plans

Lighting Layout

NORTH

A circular compass rose with a vertical line and a horizontal line intersecting at the center. The top of the vertical line is labeled 'NORTH'. The bottom of the vertical line is labeled 'SOUTH'. The right end of the horizontal line is labeled 'EAST'. The left end of the horizontal line is labeled 'WEST'. The lines are drawn with a slight gap at the center.

SCALE

$1/4"=1'-0"$

PROJECT NO. 1505

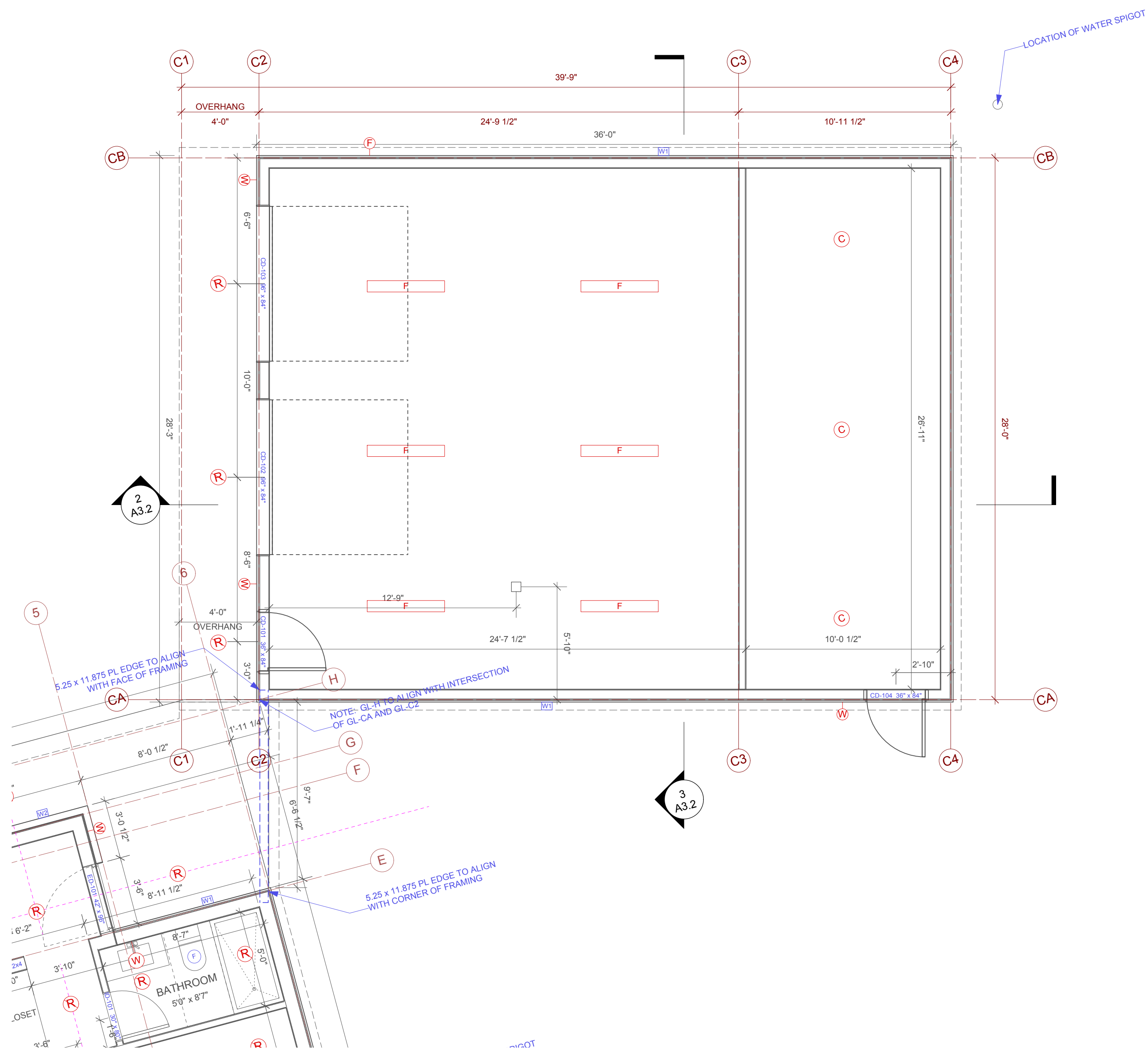
PLOTTED

DRAWN

DRAWING

A1.5e

Date: 30/3/16
File name: karpman18.vwx



ELECTRICAL - LEGEND

- | | |
|---|----------------------------------|
|  | EXHAUST FAN |
|  | SMOKE / CARBON MONOXIDE DETECTOR |
|  | STEP LIGHT |
|  | WALL SCONCE |
|  | MOTION SENSOR FLOOD LIGHT |
|  | CEILING PENDANT |
|  | RECESSED POTLIGHT |
|  | LED DOWNLIGHT |
|  | UNDER CABINET PUCK LIGHT |
|  | SURFACE MOUNTED CEILING LIGHT |
|  | DIRECTIONAL POTLIGHT |
|  | WALL MOUNTED MIRROR LIGHT |
|  | TUBE FLUORESCENT FIXTURE |
|  | SINGLE POLE SWITCH |
|  | THREE WAY SWITCH |
|  | TV OUTLET |
|  | GARAGE DOOR OPENER |
|  | DOORBELL |
|  | DUPLEX OUTLET |
|  | WEATHERPROOF DUPLEX OUTLET |
|  | FLOOR OUTLET |
|  | PHONE JACK |
|  | SPECIAL PURPOSE OUTLET (HOT TUB) |
|  | SPECIAL PURPOSE OUTLET (DRYER) |
|  | SPECIAL PURPOSE OUTLET (OVEN) |

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MATERIAL LEGEND

- 1 PAINTED HARDIE BOARD
- 2 CORRUGATED METAL
- 3 PAINTED HARDIE PANEL
- 4 BOARDFORMED CONCRETE
- 5 EXPOSED CONCRETE (CLEAR SEALANT)
- 6 INSULATED WOOD DOOR
- 7 INSULATED METAL DOOR
- 8 PAINTED METAL FLASHING
- 9 METAL SCREEN GUARD RAIL
- 10 PAINTED GLUELAM POST
- 11 BUG SCREEN
- 12 PAINTED WOOD TRIM

CEDAR TO BE USED ON ALL
EXTERIOR SOFFITS
AND SCREENED PORCH CEILING

APPLICABLE CODES:
British Columbia Building Code 2012, Part 9
SLRD Building Bylaw 863
SLRD Zoning Bylaw 765

PROJECT NAME

Karpman Residence

1056 Cedar Grove Lane (Lot 17)

SLRD, BC

DRAWING TITLE

Elevations

South, North

NORTH

SCALE

1/4"=1'-0"

PROJECT NO. **1505**

PLOTTED

DRAWN

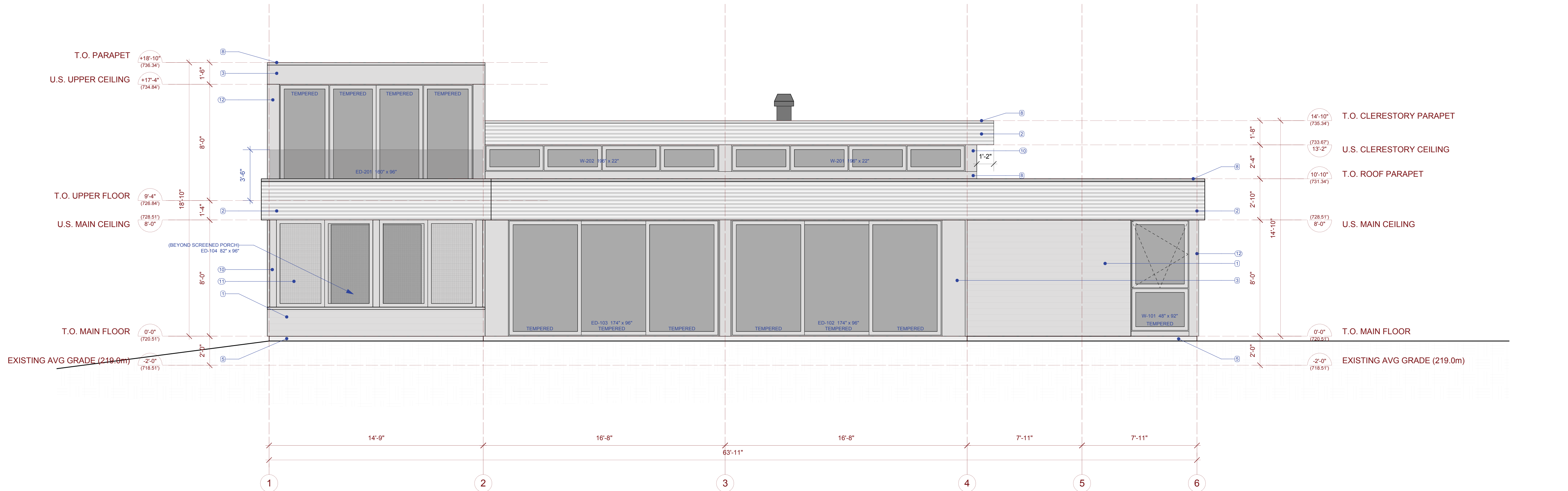
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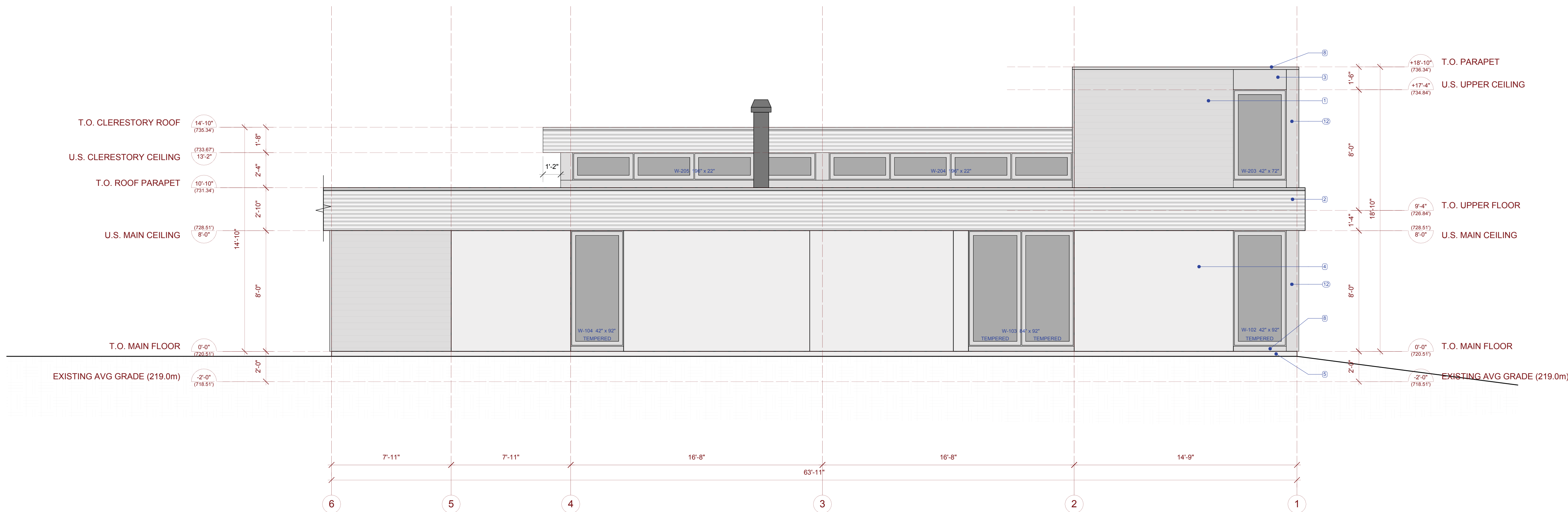
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A2.1

Date: **30/3/16**
File name: **karpman18.vwx**



1 South Elevation
1/4"=1'-0"



2 North Elevation
1/4"=1'-0"

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CEDAR TO BE USED ON ALL
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AND SCREENED PORCH CEILING

APPLICABLE CODES:
British Columbia Building Code 2012, Part 9
SLRD Building Bylaw 863
SLRD Zoning Bylaw 765

PROJECT NAME

Karpman Residence

1056 Cedar Grove Lane (Lot 17)

SLRD, BC

DRAWING TITLE

Elevations

East, West

NORTH

SCALE

1/4"=1'-0"

PROJECT NO. **1505**

PLOTTED

DRAWN

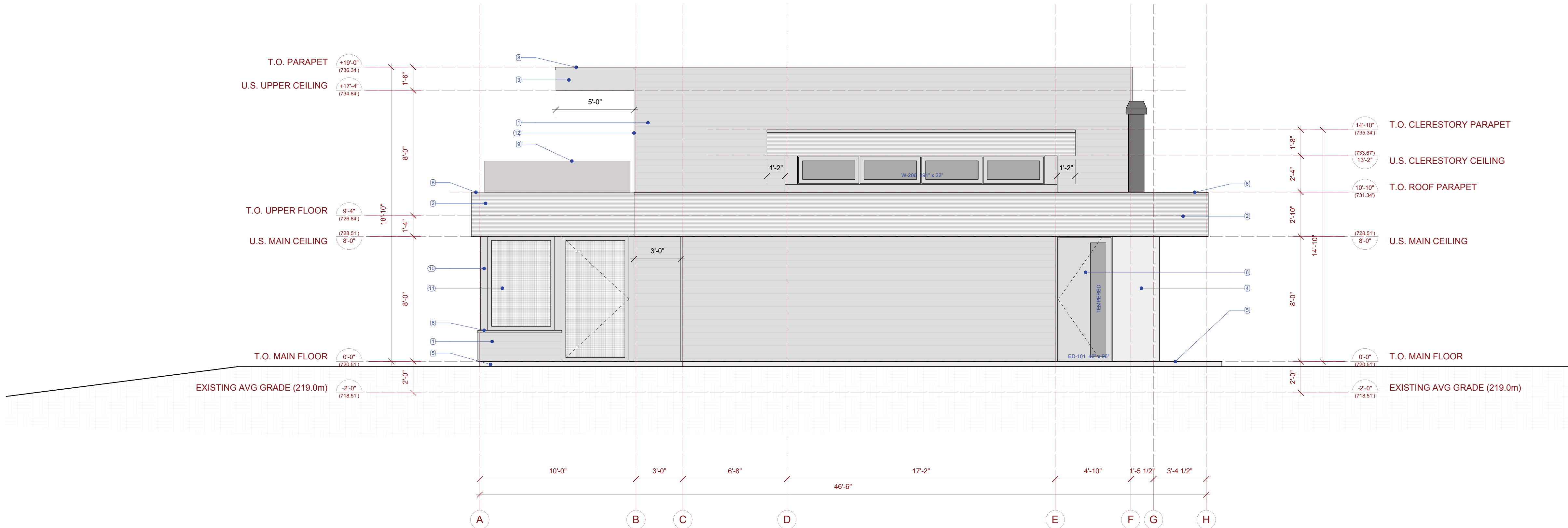
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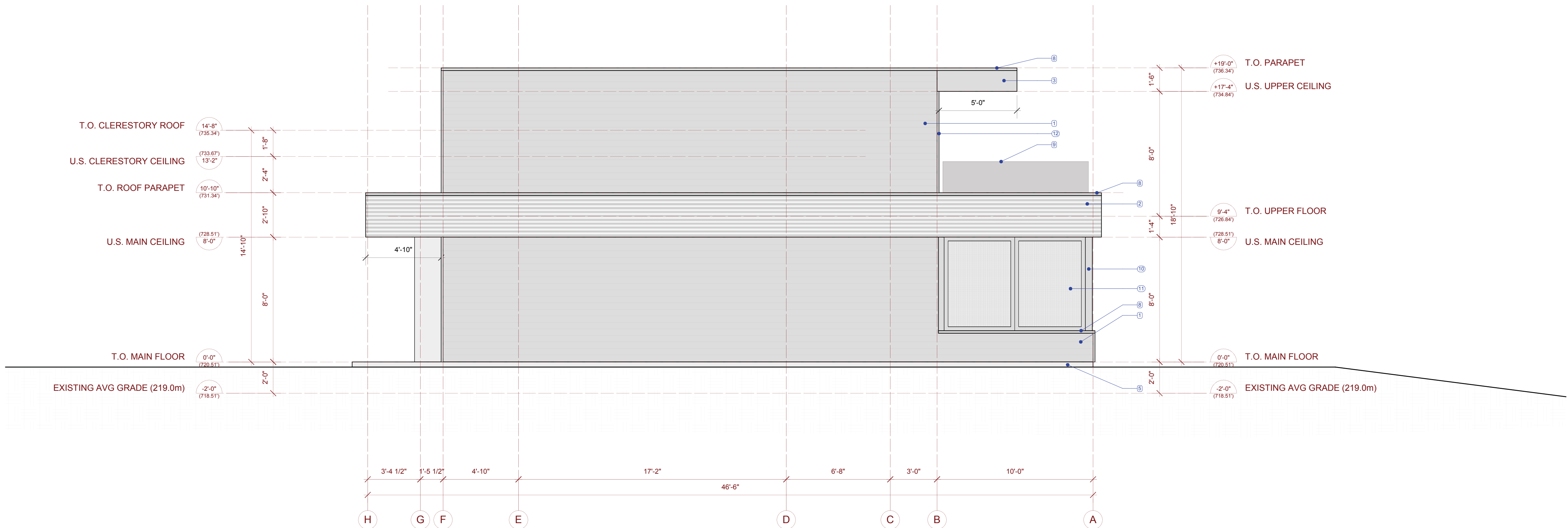
DRAWING

A2.2

Date: **30/3/16**
File name: **karpman18.vwx**



1 East Elevation
1/4"=1'-0"



2 West Elevation
1/4"=1'-0"

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CEDAR TO BE USED ON ALL
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AND SCREENED PORCH CEILING

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SLRD Building Bylaw 863
SLRD Zoning Bylaw 765

PROJECT NAME

Karpman Residence
1056 Cedar Grove Lane (Lot 17)
SLRD, BC

DRAWING TITLE

Carport Elevations

NORTH

SCALE

1/4"=1'-0"

PROJECT NO. 1505

PLOTTED

DRAWN

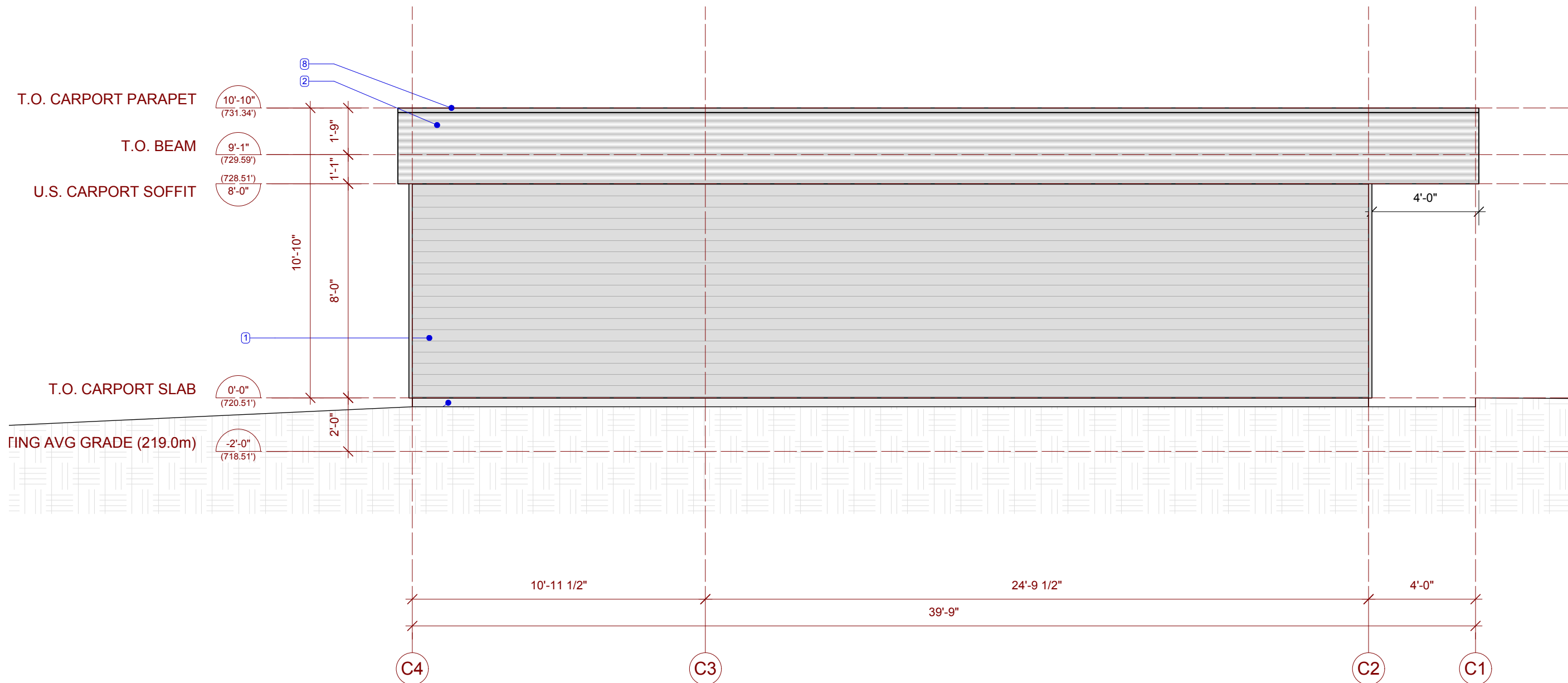
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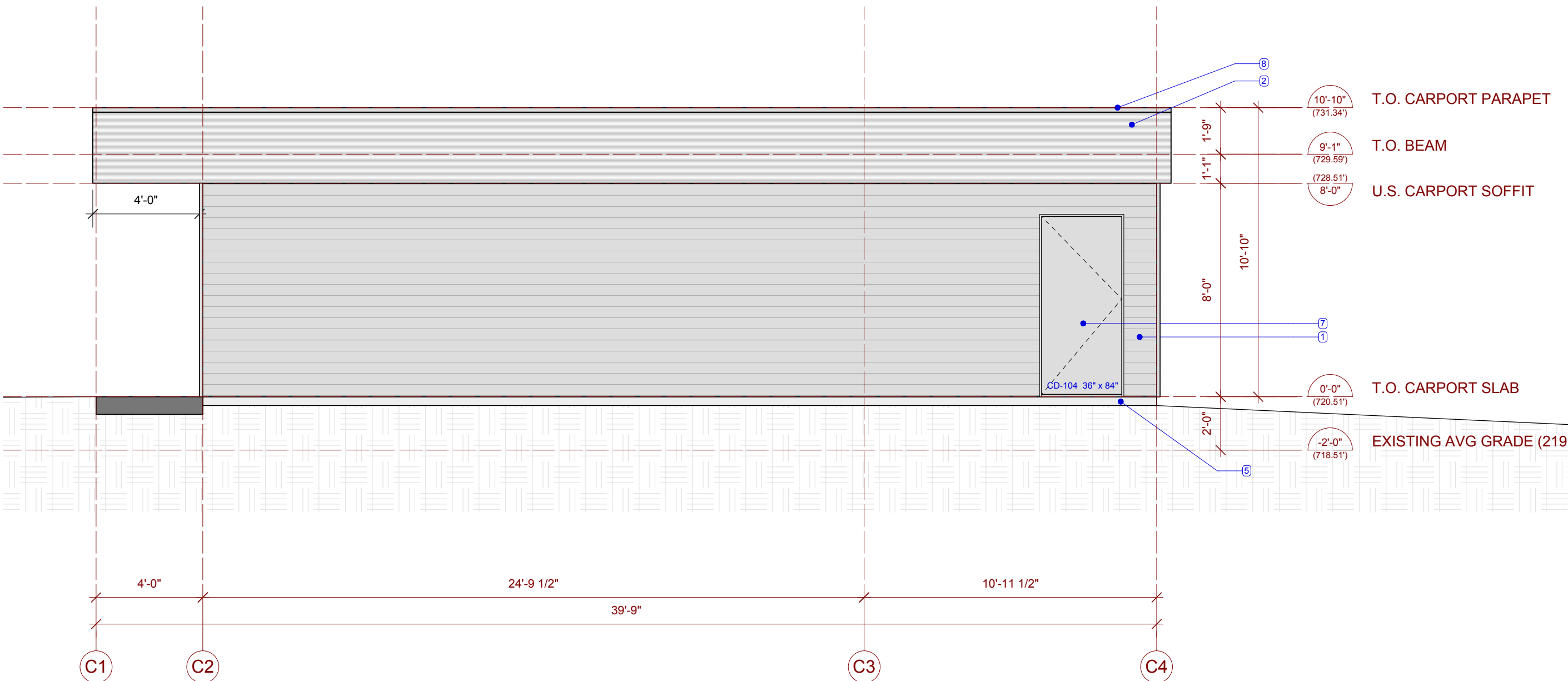
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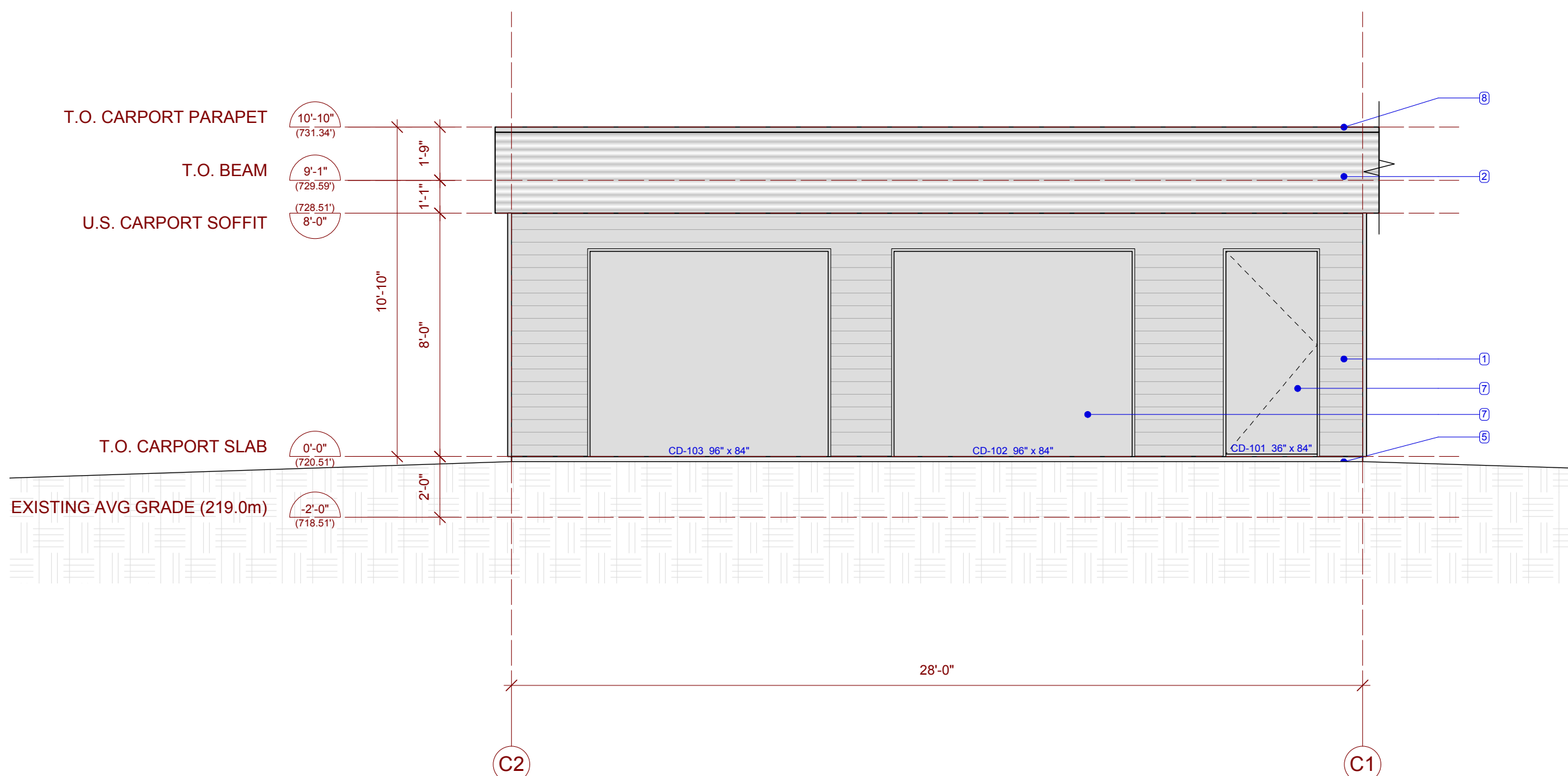
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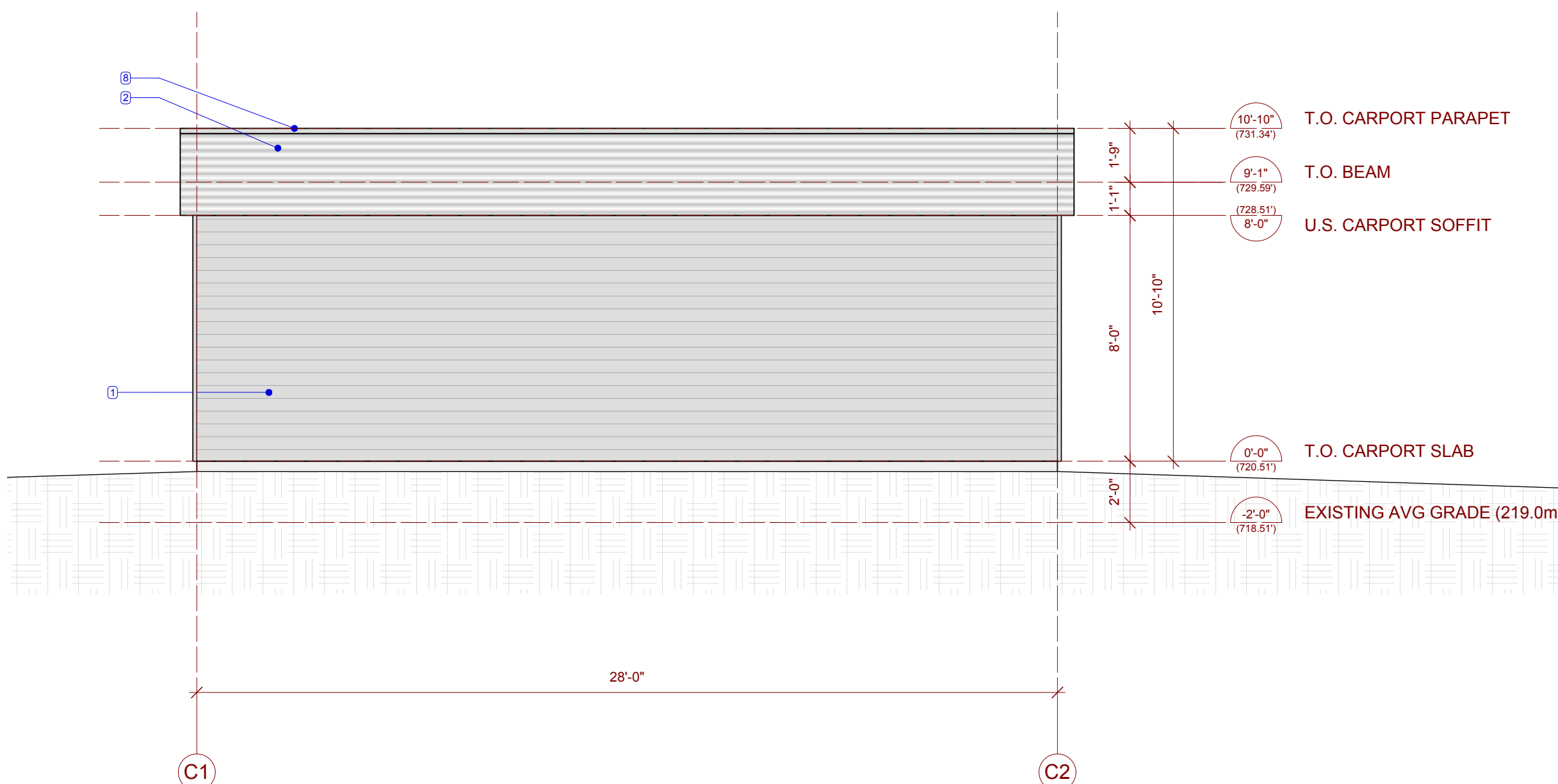
2 North Elevation
1/4"=1'-0"



1 South Elevation
1/4"=1'-0"



4 West Elevation
1/4"=1'-0"



3 East Elevation
1/4"=1'-0"

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APPLICABLE CODES:
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SLRD Building Bylaw 853
SLRD Zoning Bylaw 765

PROJECT NAME
Karpman Residence
1056 Cedar Grove Lane (Lot 17)
SLRD, BC

DRAWING TITLE

Sections

NORTH
SCALE
1/4"=1'-0"

PROJECT NO. 1505

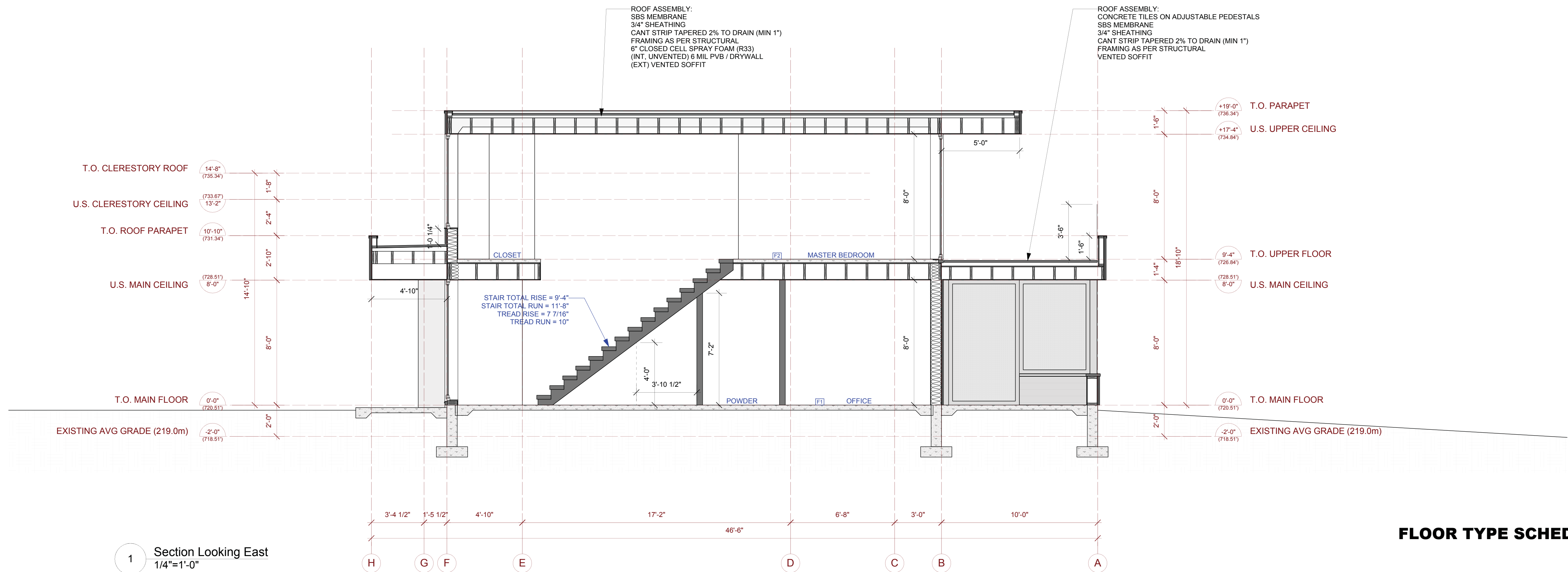
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DRAWING

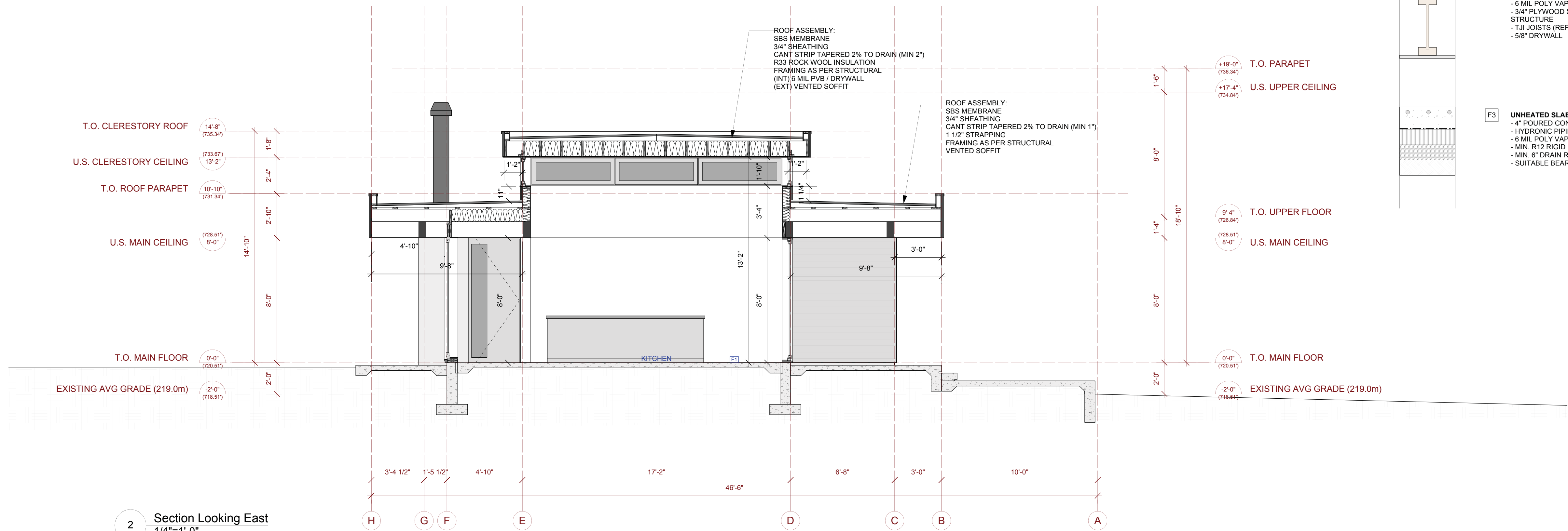
A3.1

Date: 30/3/16
File name: karpman18.vwx



FLOOR TYPE SCHEDULE

F1	HEATED SLAB ON GRADE (EFFECTIVE R13.2) 4" POURED CONCRETE - HYDRONIC PIPING 6 MIL POLY VAPOUR BARRIER - MIN. R12 RIGID INSULATION - MIN. 6" DRAIN ROCK - SUITABLE BEARING GRADE OR STRUCTURAL BACKFILL
F2	INTERIOR SPACE (UPPER FLOOR) 1 1/2" POURED CONCRETE - HYDRONIC PIPING 6 MIL POLY VAPOUR BARRIER 3/4" PLYWOOD SHEATHING, GLUED AND SCREWED TO STRUCTURE - TJI JOISTS (REFER TO STRUCTURAL) 5/8" DRYWALL
F3	UNHEATED SLAB ON GRADE (EFFECTIVE R13.2) 4" POURED CONCRETE - HYDRONIC PIPING 6 MIL POLY VAPOUR BARRIER - MIN. R12 RIGID INSULATION - MIN. 6" DRAIN ROCK - SUITABLE BEARING GRADE OR STRUCTURAL BACKFILL

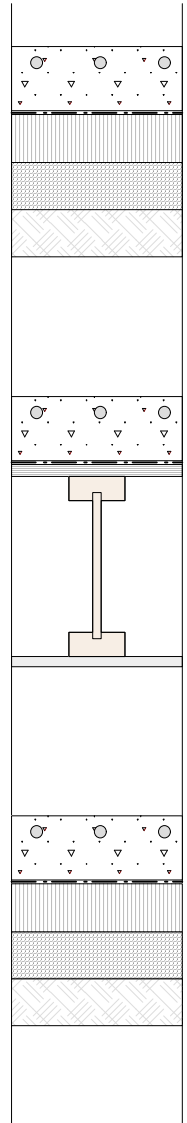


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FLOOR TYPE SCHEDULE



F1 HEATED SLAB ON GRADE (EFFECTIVE R13.2)

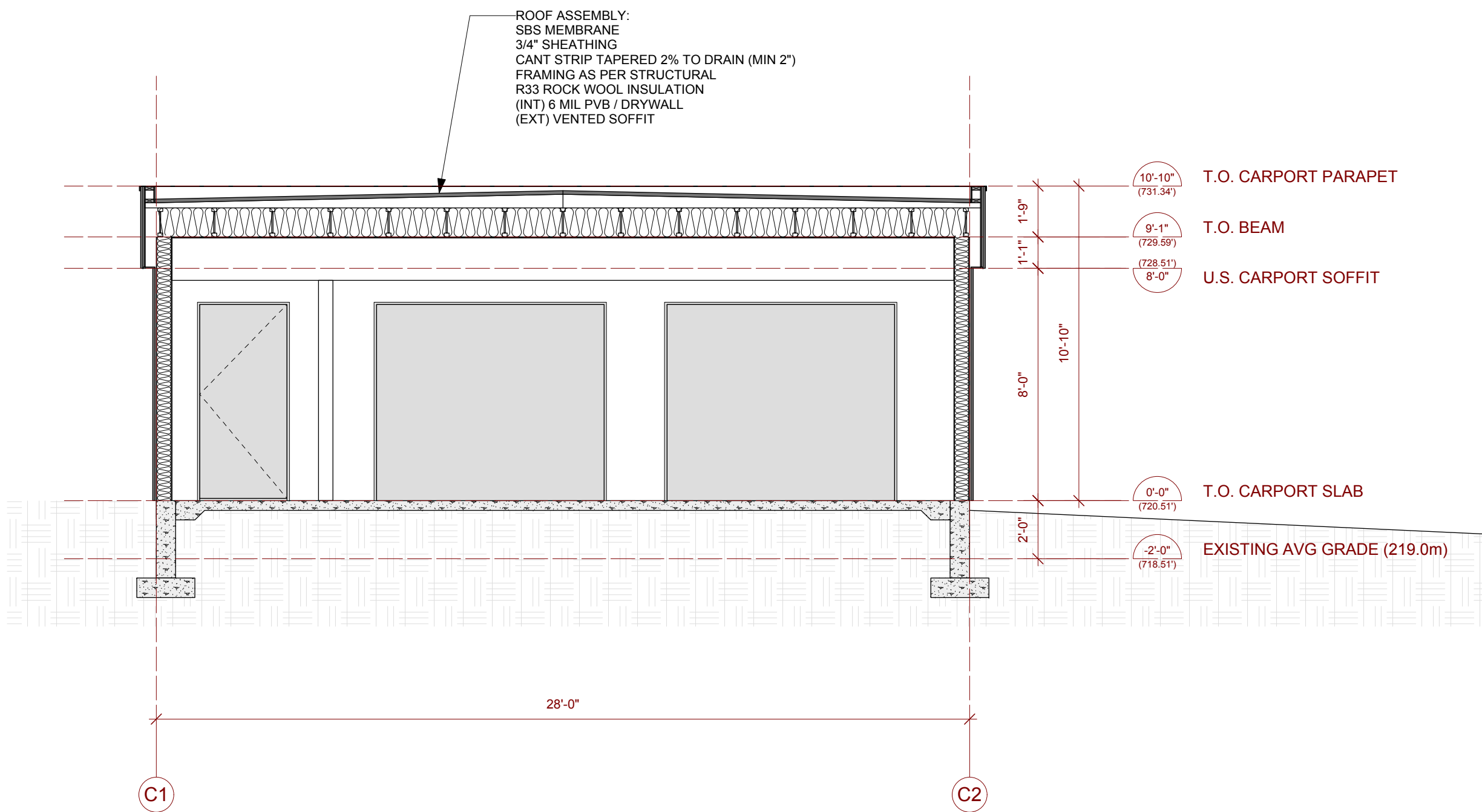
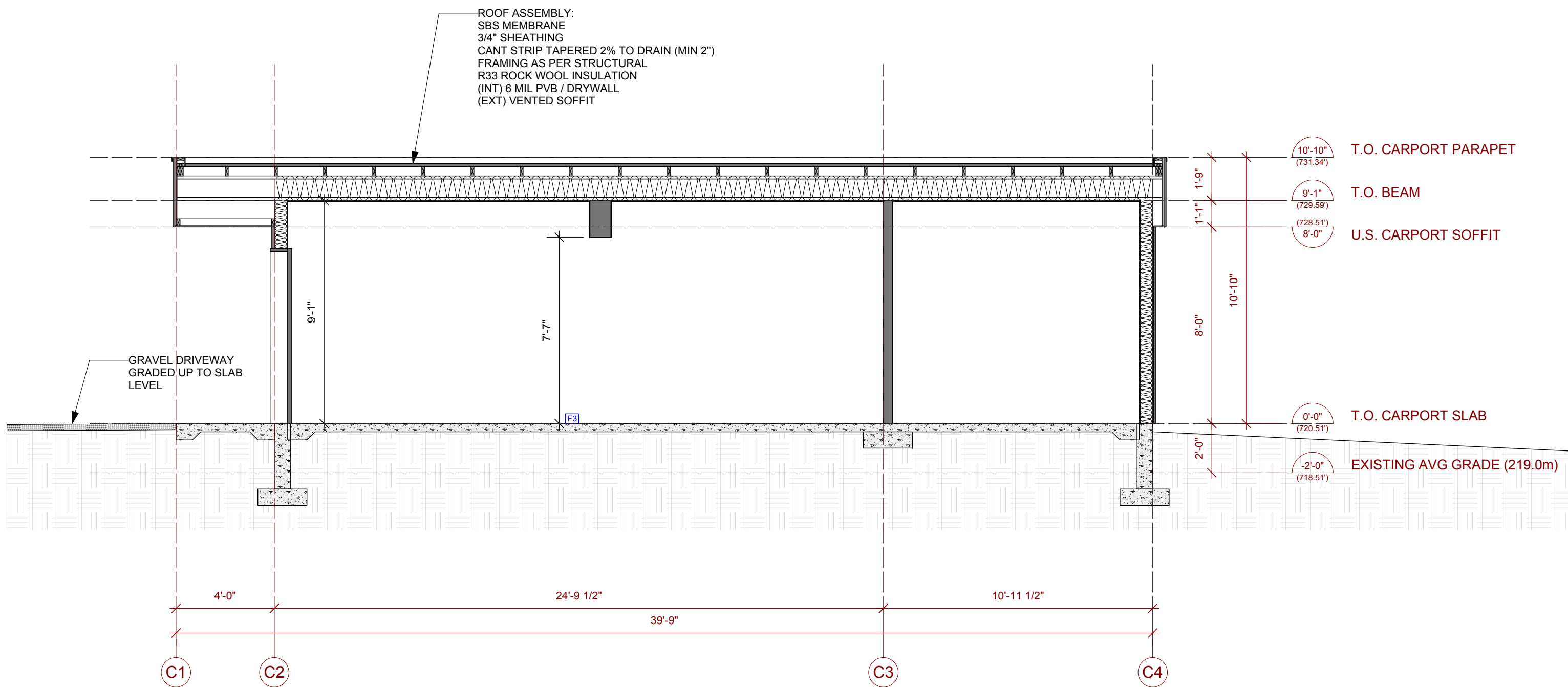
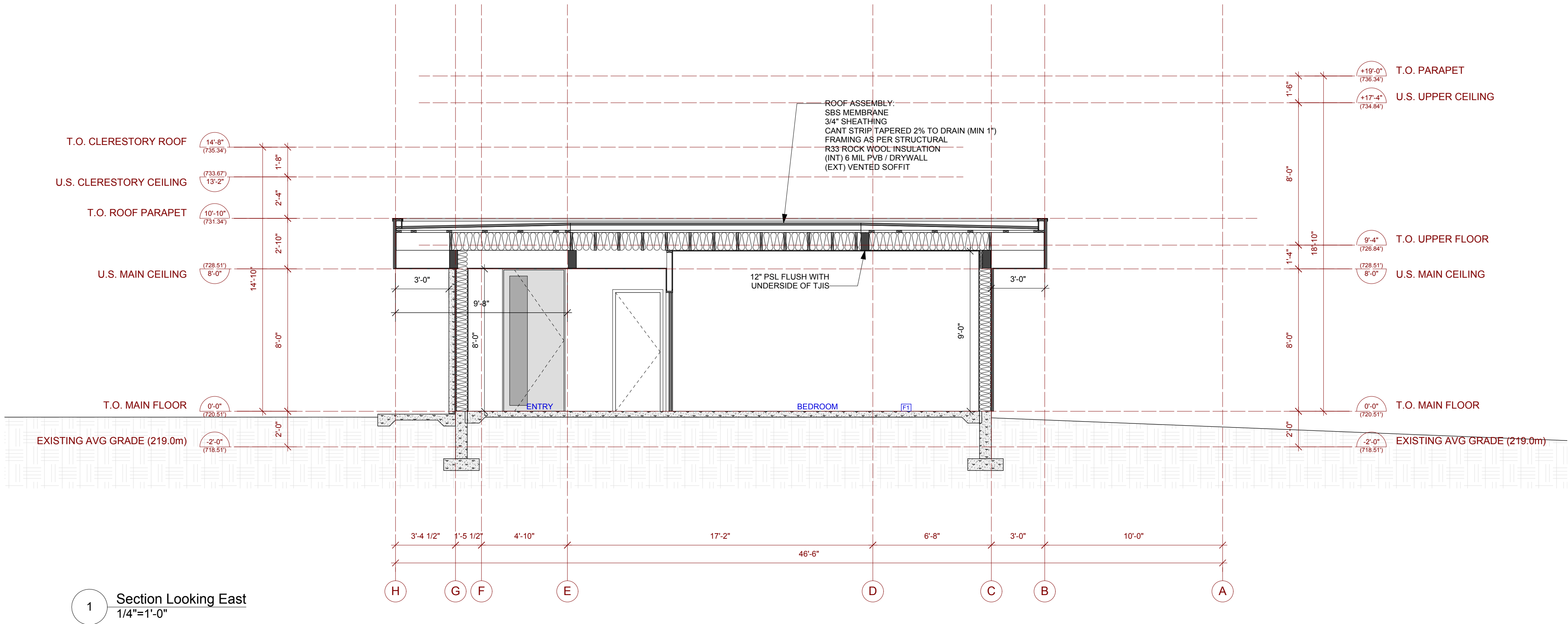
- 4" POURED CONCRETE
- HYDRONIC PIPING
- 6 MIL POLY VAPOUR BARRIER
- MIN. R12 RIGID INSULATION
- MIN. 6" DRAIN ROCK
- SUITABLE BEARING GRADE OR STRUCTURAL BACKFILL

F2 INTERIOR SPACE (UPPER FLOOR)

- 1 1/2" POURED CONCRETE
- HYDRONIC PIPING
- 6 MIL POLY VAPOUR BARRIER
- 3/4" PLYWOOD SHEATHING, GLUED AND SCREWED TO STRUCTURE
- TJI JOISTS (REFER TO STRUCTURAL)
- 5/8" DRYWALL

F3 UNHEATED SLAB ON GRADE (EFFECTIVE R13.2)

- 4" POURED CONCRETE
- HYDRONIC PIPING
- 6 MIL POLY VAPOUR BARRIER
- MIN. R12 RIGID INSULATION
- MIN. 6" DRAIN ROCK
- SUITABLE BEARING GRADE OR STRUCTURAL BACKFILL



APPLICABLE CODES:
British Columbia Building Code 2012, Part 9
SLRD Building Bylaw 863
SLRD Zoning Bylaw 765

PROJECT NAME
Karpman Residence
1056 Cedar Grove Lane (Lot 17)
SLRD, BC

DRAWING TITLE
Sections

NORTH
SCALE
1/4"=1'-0"

PROJECT NO. **1505**
PLOTTED
DRAWN **MS** REVIEWED

DRAWING

A3.2

Date: **30/3/16**
File name: **karpman18.vwx**