



SCOTT W. TODD

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Your Real Estate Seal of Excellence™



1060 Goat Ridge Dr, Britannia Beach BC V0N1J0

- Property is 1.67 Acres with Secondary Building Lot, Private Road to Reach Back of Property (not fully developed), Plans Available to Add Garage with Electric & Plumbing Hook-Up already in place
- There is an easement on the neighboring property to allow access to this property via driveway
- There is a restriction on building any closer to the creek
- Ocean Views and mountain views
- Total Interior Space: 4,830.96 Sq Ft
- Total Exterior Space: 2,975 Sq Ft
- Lower Level – 2,791.21 Sq Ft
- Upper Level – 2,039.75 Sq Ft + Exterior Decks 2 x 365 Sq Ft = 730 Sq Ft Exterior Space
- Roof Deck – 2,245 Sq Ft Exterior Space
- 14" of Polyisocyanurate Insulation on Roof Total R Value = R70
- 6" Spray Foam Insulation in all Exterior Walls and 4" in all Interior Walls
- Structural solid steel frame construction
- Structure is Seismically Engineered and Built Above Structural Engineer Requirements
- Interior Framing: 20-Gauge Steel Stud
- 4" of Concrete Under Sub-Floor on Upper Level
- 20-Gauge Q-Deck Ceilings
- Cedar Soffit
- Dimmable Exterior Lighting
- 2 x 365 SQ Ft Concrete Patio Decking with Frameless Glass Railings
- Rooftop Patio with Concrete Patio Deck, Frameless Glass Railings and Custom Steel Staircase
- Floor to Ceiling Aluminum Double-Glazed Windows
- Fully Operable Custom Sliding Glass Wall on Each Side
- Engineered Flooring on Upper Level
- Custom Kitchen with Granite Countertops and Built-In Appliances (fridge, dishwasher, oven, microwave, counter cooktop with in-counter hidden ventilation system)
- 18' Long Custom Reclaimed Douglas Fir Wet Bar with Sink and Built-In Full-Size Fridge
- Concealed dimmable LED lighting hidden in beams
- 4 Bathrooms with Double Showers, Built-In Floating Phillippe Starck Toilets, Kohler Fixtures
- 2 Oak Hardwood Staircases
- Concrete Floors with In-Floor Hydronic Heat (lower level)
- 6 bedrooms total, 2 walk-thru closets
- 2 Separate Electric Panels (for each side; currently each side has separate BC hydro bill, but can

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Though all information and statements deemed correct, it is to be verified by buyer

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easily be returned to one)

- 2 hot water tanks
- 2 separate in-floor hydronic heating systems
- 2 laundry machines (ASKO specialty washer/dryer, and LG washer/dryer)
- Premium 24-Gauge Kynar Metal Panels on Exterior
- Premium Endicott Manganese Iron Spot Brick
- Steel jacketed electrical BX wire throughout the entire house- Roof can structurally support and allow for helicopter landing pad
- Roof deck is wired for future installation of solar panels
- Roof deck is wired for hot tub and outdoor kitchen area
- 1952 Reclaimed surgical lighting fixture

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