

6498 Ember Place – Sell Sheet Details

Townhouse Features:

1. Top Features:
 - a. Unobstructed Ocean View to the south of Georgia Strait including the Trail Islands & Vancouver Island.
 - b. All underground services (no poles or wires).
 - c. Vaulted tongue & groove fir ceilings up to 14 feet.
 - d. Floor to ceiling glass view windows.
 - e. Granite counter tops.
 - f. Private - at the end of a short dead end road (no traffic).
 - g. Heatilator two sided gas fire place with removable wire mesh safety heat screens. Mantel made from reclaimed wood from the original Wakefield Inn.
 - h. Vertical grain maple cabinets, Vertical grain Fir front door and glass railing banisters and Burch interior doors.
 - i. Built in Natural Gas connection plus Electrical box and water hose bib on deck.
 - j. Alarm system, sprinkler system and smoke detectors.
2. Windows:
 - a. Low "E" glazed windows.
 - b. Window coverings – Either Abbey Roller Blinds or 2 inch vinyl Plantation Shutters
 - c. Every opening window comes with removable insect screens.
3. Flooring:
 - a. Maple hardwood flooring or Rusted Brazilian Slate tiles or Plush wool carpeting.
4. Washrooms:
 - a. The two main bathrooms have electric heated slate floors.
 - b. Tasman low flow toilets, American Standard Sinks, Moen or Delta Hardware, Maax Bath Tubs.
5. Appliances:
 - a. Energy Efficient Whirlpool Refrigerator, Gas Cook top & oven, Dishwasher, Frontload Washer/Dryer, and a Garbage Disposal.
6. Heating / Cooling:
 - a. Geothermal Loop (Heating, Cooling and Dehumidification Systems).
 - b. Controlled by a Versatec Water Source Geothermal heat pump and Honeywell VisionPro TH8000 Thermostat.
7. Exterior:
 - a. Steel & tar and gravel roof.
 - b. Fir log posts and cedar sidewall trims.
8. Built Deep Green:
 - a. Indigenous landscaping, requiring no irrigation.
 - b. Solar Power outdoor lighting.
 - c. Power Smart rating of 80+.
 - d. 80% of the site is soft surface allowing for rain water to be absorbed into the ground.
9. Development Awards & Recognition:
 - a. 2008 Coastal Living Awards: Community Development of the Year.
 - b. CHBA BC Georgie Award: Best Environment Consideration & Energy Efficiency.
 - c. CHBA BC Georgie Award Finalist: Best Innovative Community Design.

- d. CHBA's 2007 National SAM Awards Finalist: Community Development.
- e. Wood!WORKS Canadian Wood Council Award : Multi-Unit Residential Wood Design.

10. Recent Improvements:

- a. New hot water tank and expansion tank – May 17, 2019- \$1,286.25.
- b. New paint – kitchen, dining, living and laundry rooms - \$1,900.00 – summer 2019.
- c. New LED light bulbs throughout the home - \$500.00 – summer 2019.
- d. New exterior gutters and down spouts – December 2019.

Financial Information: (Private and confidential – for Tony and Lindsey's eyes only – please use with discretion)

1. Taxes (2019)

- e. Sechelt: (With no home owners grant claimed) = \$4,105.64.
- f. Regional District Water = \$287.31.

2. Utilities: (2019)

- g. BC Hydro: (Monthly average) = \$65.00.
- h. Fortis Gas: (Monthly average) = \$17.40.
- i. Eastlink: (High speed internet – top tier TV package – land line phone) = \$129.71 monthly.
 - i. *(NEW: Note: Telus pure fiber internet – TV – and land line phone is also now available).*

3. Property Maintenance Fee (2020) = \$540.12 - Includes:

- j. Property Management.
- k. Landscaping.
- l. Snow Removal.
- m. Geothermal Loop lease and maintenance (Heating, Cooling and Dehumidification Systems).
- n. Exterior common property maintenance and repairs.

4. Personal Contents Insurance (annual) = \$277.00