

HOUSE

- 5 bedrooms
- 3 full bathrooms
- 3627 sf plus 207 sf unfinished storage
- 3288 sf decks and patios
- Oak hardwood floors, tile, and wall-to-wall-carpet
- Mudroom (with utility sink) entrance directly from the garage
- Spacious living and dining room with French doors out to the deck
- Family room off the kitchen with French doors out to the deck
- 2 bedrooms on the main floor, one with French doors out to the deck
- Main floor bathroom has double sinks
- Large deck with new glass railings and new hot tub; wood and Duradeck
- Newer metal roof and some new appliances
- Downstairs has a good-sized rec-room with French doors out to the fenced garden
- Lower floor has the potential to be a guest suite with separate entry
- Lower floor has a spacious, covered deck with a view
- Spacious storage area downstairs
- Vaulted ceilings in the foyer, kitchen/dining areas, and primary bedroom

PROPERTY & LOCATION

- Panoramic views of Howe Sound and the North Shore Mountains
- Spectacular sunrises, moonrises, and alpenglow sunsets
- Orcas and Humpbacks are frequently (seasonally) spotted, and sometimes heard
- 1.04 park-like acres with almost ¼ acre completely flat
- Fenced, landscaped garden area with mature trees and shrubs
- Large potting shed with small fenced area
- Excellent sun exposure all year round
- Flat driveway access with 2 car garage
- House is set back from the road for privacy
- Located at the end of a very quiet cul-de-sac
- Potential to add a trail or stairs down to Miller Road below for easy access to Miller's Landing Beach
- Covenant to protect a neighbouring Douglas Fir that has an eagle's nest
- School bus picks up in the cul-de-sac
- Walk to Snug Cove in about 40 minutes, drive in 5 minutes

Heat: Forced air furnace (propane), Propane fireplace (free-standing), Electric baseboard (primary suite only)

Water: Cove Bay water system

Sewer: Septic