

- Expansive, unobstructed views from Sunset Marina, Horseshoe Bay, Whytecliff Park, UBC, Passage Island
- Watch cruise ships, ferries, and boats
- Seasonal visits by Humpback whales and Orcas
- Major renovations in 2000 and 2021
- Carport & glass-covered walkway with both stair and accessible walkways
- Gazebo type roof with skylight over hot tub
- Kitchen with electric JennAir Range, lots of counter space with seating for 2
- Walk-in shower with heated slate flooring, heated towel rack and custom cabinets
- Laminate and Vinyl Plank flooring
- Heat Pump in living Room, bedroom and kitchen; R40 insulation under metal roof
- South-east exposure - early morning sun provides solar heat in winter
- Compact air-tight fireplace with large supply of Arbutus firewood
- 70+ foot sundeck with covered gazebo sitting area off living room
- Stairs and path to deck and further stairs to water-side deck over flat rocks
- Easy access for swimming, kayaking, and ideal for boaters
- 4-year new 2x2 fence (1.3KM of 2x2's!) with emergency exit from bedroom
- Auxiliary building: gym/music room with a view; attached storage/garden and workbench's
- Two 650 gallon rainwater cisterns, watering system plus a 250 gallon cistern from carport's metal roof
- 6-minute drive to Snug Cove and the ferry; 20 minute drive to the to golf course
- Entry deck has custom storage and beer fridge
- Hot Tub
- Generator (powers living room and kitchen)

Heat: Heat pump, baseboard, free-standing airtight wood-burning stove

Water: Eagle Cliff Community Water (soon to be connected to Cove Bay Water)

Sewer: Septic