

## HOUSE

- Architectural West Coast style home designed by award-winning architect, James Tuer
- 14' vaulted ceilings with Clear Vertical Grain Douglas Fir
- Douglas Fir beams, posts, and millwork including solid fir doors throughout
- Huge stone fireplace surround (built-in log storage) that continues outside to an outdoor fireplace
- Extensive use of windows that 'frame nature'
- Kitchen: quartz countertops, induction cooktop, large pantry
- Heated flooring: Alder hardwood, concrete, slate tile
- Open plan living/dining/kitchen plus a large den with access to its own covered deck
- Multiple oversized French doors from the main floor out to the covered deck
- Guest bedroom on main floor has walk-in closet and ensuite bath
- Upstairs: Primary bedroom with ensuite and closet wall; 2<sup>nd</sup> bedroom; 2<sup>nd</sup> full bathroom; laundry
- Large covered rear deck with skylights and propane line for BBQ
- Large covered front deck with side entrance
- Large crawlspace with built-in shelving, and electricity
- Custom up/down window blinds

## PROPERTY & LOCATION

- Mostly flat, 1.39 acres on the south side - the warmest and sunniest location on the island
- Panoramic ocean and city views from Vancouver, UBC, and Gulf Islands in the distance
- House is sited well back from the road with a cluster of trees at the road for privacy
- Extensive deer-resistant garden designed by master gardener, Su Rickett
- Large fenced veggie garden with raised beds
- Oversized 2-car carport (engineered to be an enclosed garage)
- 2<sup>nd</sup> open parking area with ShelterLogic car garage with heavy duty cover
- Large rainwater collection tank
- Close to the acclaimed Bowen Island Golf Course, Alder Cove Beach, and hiking trails

**Heat:** Heated floors, electric baseboards, fireplace

**Water:** Community water supply

**Sewer:** Treatment plan septic system