

HOUSE

- Custom design by A.W.Peters & Assoc., known for comfortable, healthy and energy efficient homes
- Large windows and French doors – all quality Euroline – provide views from every room
- Main living areas and primary bedroom (with walk-in closet and ensuite) on the ground floor
- ‘West Coast’ post and beam style open plan living/dining/kitchen
- French doors off kitchen to front garden; French doors off dining area to ocean view deck
- Mudroom/laundry room, with sink, and separate entrance on main floor
- Patio off the lower level with access to the hot tub
- Lower floor 330 sf workshop with water, and ocean view; cold room storage
- Upper floor 385 sf craft/workshop/office with ocean views and garden views
- 2 spacious bedrooms and family room with propane fireplace on the lower floor

PROPERTY

- Estate-like property with expansive gardens, ponds, and patios
- Panoramic ocean views from most rooms; garden views from other rooms
- Located on a cul-de-sac at the end of the road – excellent privacy in a peaceful setting
- Mostly drought-resistant plants in the garden; Many mature trees and flowering shrubs
- Excellent sun exposure; flat lawn area; flagstone patios
- Most of the property is fenced; large area with raised vegetable beds
- Large pond features a waterfall
- Gently sloped driveway with level walking access to the house
- Oversized 2-car garage
- An abundance of birds

STRATA

- Extremely well-run strata
- Common waterfront property
- Tennis and Pickleball courts
- Playground
- Firepit
- Water included in strata fees

Heat: Electric furnace with Heat Pump, HRV, Wood-burning fireplace with efficient insert

Water: Hood Point West community water system

Sewer: Septic (shared septic field)