

HOME

- Designed for maximum natural light with nature views from everywhere in the house
- New custom build (2022) by Custom Coastal Homes - Certified GOLD construction
- Calming colour palette with natural materials; Engineered hardwood flooring
- Tongue and groove ceiling continues outside above the patio
- Spacious, smooth concrete patio – covered section has skylights and 20amp power for a heater
- Pella Reserve aluminum clad wood windows (storm grade); all windows except 2 can be opened
- Windows all have screens; Phantom screens on all doors; all skylights open for airflow and have screens
- All hallways and kitchen area have 4' clearance for accessibility
- One-level living with gentle, wide steps to the front door
- Radiant heated AND cooled flooring (heat pump); backup propane for during power outages
- All thermostats are in the mechanical room for clean walls; can be controlled remotely through an app
- Navien hot water on demand
- Thermador appliances: 'push to open' freezer, fridge and dishwasher; Redl cabinetry
- British Fire electric fireplace – can have heat or just visual ambience
- Garage is pre-wired for an EV charger, has baseboard heating, and is airtight
- 670sf of mostly full-height insulated storage under the house with baseboard heating

SUSTAINABILITY & EFFICIENCY

- 40% more energy-efficient than the Building Code baseline (Step 4)
- FireSmart principles implemented: metal roof, fibre cement board cladding, stone stairs instead of wood, etc.
- Minimal fossil fuel power
- Significant battery backup with space for more
- Pre-wired for Solar (could potentially supply the battery backup)
- Extra thick soffits (to increase the fire rating for the house) plus a 3' overhang
- State of the art water treatment system using rainwater collection as the primary potable source (4650 gallons of storage)
- Additional water supply through a shared, deep well (managed by the strata) and only used during drought conditions

PROPERTY & LOCATION

- Stunning westerly views across the Pasley Islands to the Sunshine Coast, and beyond
- Excellent sun exposure all year round – beautiful morning light plus gorgeous sunsets
- Protected parkland to the north (no building in the future)
- New Finnish sauna in the backyard
- Extensive natural landscaping of mostly drought-tolerant, native plants
- Trails throughout the strata common property connect to other island trails – hours of hiking at your doorstep
- 7 minute walk to Bowen Bay Beach
- Lovely community of neighbours
- Most homes in the strata are newer, custom architectural designs

Heating/Cooling: Radiant (heat pump), electric fireplace

Water: Rainwater (treated), Drilled well

Sewer: Septic