

FEATURES

Brand new in 2022 – BC Energy Step Code 3 construction

Custom architectural design by Chris Hunter, hunterOFFICE

Exterior

Clear fir cladding; Metal roof

Unique privacy slats provide airflow and privacy

Custom oversized Fenstür tilt & turn windows, made from local Vancouver Island Douglas Fir

Custom oversized Fenstür entry door with euro-style roll catch for a sleek look inside and out

Oversize double carport parking; Concrete patio/basketball play area

Low maintenance, natural landscaping

Flat backyard could accommodate a pool and/or a garage

Plans for a single car garage available

Covered patio 380sf links the main living space to the attached in-law space

Interior

Radiant heated concrete floors; Fir flooring in the Primary Bedroom

White Carrera Marble in the bathrooms

Brazilian Black Soapstone kitchen counter and island (extra long 11' island)

Custom kitchen cabinetry with built-in appliance wall and coffee bar

Fisher Paykel appliances: custom double door fridge and freezer, double drawer dishwasher, wall oven

Bosch stove top (propane)

Toto wall-hung toilets

Lutron lights controlled by Google Home

Motion control lighting

Attached in-law space with full bathroom, kitchenette, and laundry

SYSTEMS

Combo Hot Water tank w/ electric boiler for radiant floor heating

Heat Recovery Ventilation System

A/C roughed in – copper pipe and electrical

WETT certified wood burning stove

400 ft. well – 40 gallons per minute

Fire sprinklers

Tesla car charger

PROPERTY & LOCATION

Flat backyard space; backyard abuts Crown Land

Ocean view from the highest point on the property

Gets excellent sunlight all day long

Gently sloping roadway to the property

Minimal neighbours

Short distance to Bowen Bay Beach

Easy access to hiking trails