

FEATURES

- Spacious and luxurious contemporary home designed by award-winning architect Chris Dikeakos
- Fantastic layout for families and extended families – first time offered for sale
- 5 bedrooms, 4 of which have ocean views
- Primary bedroom and 2 more bedrooms have 5-piece ensuite bathrooms and walk-in closets
- Primary ensuite has Japanese-style soaker tub with ceiling mount tub filler
- All bedrooms have their own decks; Total deck space of almost 1200sf
- 9-10' ceilings throughout, with windows and glass doors on most walls, and featuring clerestory windows
- Entertainer's kitchen with concealed appliances, JennAir range, granite island, and butler's pantry
- Main floor has multiple sets of sliding doors that open to a 650+ sf south-facing ocean view deck
- Upper floor features the primary bedroom, two 'jack and jill' bedrooms, and a large media room
- Lower floor features a self-contained 1 bed/1 bath 900+ sf guest suite with its own patio
- Guest suite could be a 2 bed/2 bath 1350+ sf guest suite by adding the rec room and bathroom

- Interlocked brick parking area with oversized carport that can fit 3 cars; Carport wired for a workshop
- Covered entry from the carport directly into the side entry
- Double, over-height custom wood and glass front doors
- Lower level has extensive storage and workshop with shelves and workbench

- **Heat:** propane forced-air furnace; propane free-standing fireplace
- **Water:** Community (Cove Bay)
- **Sewer:** Septic system (recently serviced and inspected)

LOCATION

- Expansive southerly ocean and island view from West Vancouver to Deep Bay and Mount Gardner
- Almost all rooms in the house have a view
- Bright southern exposure for direct sunshine all year long well into the afternoon
- 20 minute walk to Snug Cove and the ferry, shops and restaurants, hiking trails, public school and churches
- Trail to Pebbly Beach is close by
- Transit bus and school bus route is only about a 200m walk to Miller Road