

HOUSE

- Pre-fabricated construction using Structural Insulated Panels
- Home Warranty until 2029
- 'Built Green' using these carbon negative principles and rated as a 'Net Zero' home:
 - Passive House
 - BC Step Code 5
 - WELL Building Standard
 - LEED
 - Living Building Challenge
- Extensive use of larger windows – all triple pane
- Concrete flooring (plumbed for heated floors); finished plywood; tile
- Re-claimed barn board: interior doors and trim
- Metal roof
- Window sills and stairs milled from trees on the property
- New exterior and interior paint
- Finished loft could be used for another bedroom or office

EXTRAS

- Sauna with cold plunge tub
- Chicken coop
- Vegetable beds
- Storage sheds

PROPERTY & LOCATION

- Flat, fully-fenced ¼ acre lot
- One of the most family-friendly streets on the island (is a no-through, recently paved street)
- Around the corner from Scarborough Beach
- School bus and transit bus route at the end of the street
- Walkable to Snug Cove in about ½ hour on a shortcut trail

Heat: Electric baseboards, plumbed for heated floors on the main floor, in-floor heat in upstairs bathroom

Water: Rainwater collection (with monitored water filtration system) supplemented by a shallow well

Sewer: Type 3 Treatment Plant Septic System