

## HOUSE

- Custom designer home built in 2012
- Multiple flex spaces – perfect for work-from-home
- Architectural wood windows and sliding doors with screens and custom blinds
- Stone and tile floors throughout with radiant heating
- Floor-to-ceiling Blue Slate wall with Valor propane fireplace insert
- Main (upper) floor 10' ceilings; cathedral ceilings in living room and primary bedroom
- Primary ensuite on the main floor, with bonus sunroom/dressing room/office, and access to the backyard
- Spa-like ensuite with double sinks and vanities; limestone 'fossil' shower tile and countertops
- Large south-facing deck off the kitchen with a covered area with skylight
- Extensive use of glazing, strategically positioned for views of the garden from almost every room
- NEW: efficient hybrid hot water tank (heat pump); built-in vacuum; washing machine; refrigerator; septic pump
- Bosch appliances
- 30' long garage plus carport with 2 EV chargers
- Finnish dry sauna
- Designer light fixtures: AJ Ekliptra designed by Arne Jacobsen, Louis Poulsen PH 5 hanging lamp

## PROPERTY & LOCATION

- Upper terrace in the garden has a tree-framed ocean view
- Deer-resistant, drought tolerant plantings in the front
- Extra parking area beside the driveway and also a pullout at the start of the driveway
- Excellent sun exposure
- Excellent privacy from neighbours
- Approximately 130m to King Edward Bay Beach (60m approx. to beach access from the end of the driveway)
- Well-organized strata with a very welcoming community

## GARDEN

- Landscaped and fenced, mature garden in the backyard with upper and lower terraces
- 1300 gallon rain-harvesting tank with pump
- Select garden plantings:

Little leaf Linden tree	Peonies	False Lily of the Valley	Lettuce
Japanese Maples	Hostas	Maidenhair ferns	Cucumber
Magnolias	Fairy bells	Autumn ferns	Tomatoes
Apple trees (5)	Vancouveria	Zucchini	Asparagus
David Austin and other roses	Coast Penstemon	Butternut Squash	Raspberries
Blackberries	Strawberries	Apricot Tree	Many herbs

**Heat:** Radiant flooring and fireplace (propane)

**Water:** King Edward Bay water system (municipally managed)

**Septic:** Holding tank on property; shared septic field managed by the strata