

FEATURES

- Waterfront acreage with approximately 220 feet of frontage
- 180+ degree ocean/mountain views from the North to the South
- Views from Black Tusk to Horseshoe Bay, UBC, and beyond
- Cantilevered deck/viewing platform
- Access to a swimming beach and reef
- Easy access from the road with a gently-sloping, roughed-in driveway in place
- Multiple potential build sites
- Water connection in place
- 6600 gallon water storage tanks
- 'Irritrol' 9-zone irrigation system for the garden
- Extensive rock work by a master craftsman
- Walking paths throughout the garden, and down to the water
- Many sitting areas with spectacular views
- Fenced vegetable garden
- Zen Garden with large standing stones (large metal disk sculpture stays)
- Large concrete patio with 11' custom wood dining table (included in the sale)
- Large lawn area
- Bell tower
- Less than a 10-minute drive to Snug Cove
- Potential for a detached secondary dwelling

THE GARDEN – Notable Deer-resistant Plants/Shrubs/Trees (approximately 0.75 acres is landscaped)

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| ▪ Mugu Pine | ▪ 1000s of daffodils |
| ▪ White Pine | ▪ 100s of iris |
| ▪ Lodgepole Pine | ▪ Salvias (many varieties) |
| ▪ Japanese Candelabra Pine | ▪ Euphorbias (many varieties) |
| ▪ Robinia | ▪ New Zealand Daisy Bush |
| ▪ Arbutus | ▪ Peonies (many varieties) |
| ▪ Windmill Palm | ▪ Australian Mint Bush |
| ▪ Cedras Atlantica | ▪ Tree Peonies |
| ▪ European Larch | ▪ Crocosmia |
| ▪ Douglas Fir | ▪ Curry Plant |
| ▪ Blue Spruce | ▪ Salene |
| ▪ Weeping Birch | ▪ Red Feathers |
| ▪ Magnolia (Yellow) | ▪ Berberis (green and magenta varieties) |
| ▪ Flowering Cherry | and many more |
| ▪ Fig | |