

## 427 Cardena Drive, BOWEN ISLAND

3 bedrooms • 3 bathrooms • 1869 sf • 8415 sf lot

### DESIGN FEATURES

- Architecturally designed Post and Beam construction
- Fan-shaped floor plan to make maximum use of the fan-shaped lot
- Special dual-pane windows have glass with different thickness for added noise reduction
- Engineered hardwood floors on the main floor; Concrete floors on the lower floor
- Living room features 'in-floor' plugs
- Open plan main floor with 12' vaulted ceiling and clerestory windows for maximum natural light
- Stairs in the backyard up to a 'viewing platform'
- Smaller deck from the living room to the backyard
- Large flagstone patio and lawn
- Privacy fence extends along the front of the property
- Extensive use of Clear Vertical Grain Douglas Fir – trim, doors, etc..
- 10' ceilings in the bedrooms on the lower floor
- 8' sliding doors from lower level out to the yard
- Principle Bedroom has sliding doors out to the deck
- Caesarstone counters in the kitchen, laundry and bathrooms
- 2-5-10 year Home Warranty included
- Large partially finished flex/workshop space on the lower level
- Cedar cladding
- Custom front door

### FUNCTIONAL FEATURES

- Heat Recovery Ventilation (HRV) system
- Whole house water filtration system
- Hot water radiant heated floors
- Wired and plumbed for a heat pump
- Propane hookups for BBQs
- Duradeck finish on the main deck;
- Type III Septic System
- Underground water collection tank ready to be hooked up
- Electric Vehicle Charger included
- Propane cooktop, electric oven
- Propane fireplace on the main floor
- Paved driveway, plus large gravel area for additional parking
- Large laundry room has utility sink, and built in recycling centre

### LOCATION FEATURES

- Located in the heart of Snug Cove
- 2 Marinas just steps away – one across the road, and the other around the corner
- No direct neighbours to the east and south
- Steps to the ferry, trails, beaches, restaurants, galleries, etc.
- Lots of sun year round