

FEATURES OF 234 SOUTHPOINT RD CORTES ISLAND

A rare find. This dream home of the previous owner is custom designed, built, and has been completed to the highest standards, but due to extenuating circumstances, has not yet been lived in.

Embodying all the charming style of island craftsmanship. Traditional timber frame joinery, local materials and classic lime plaster work is combined with state of the art technologies and all the best building practices. Every detail is meticulously crafted for beauty and durability.

All of the principal rooms in the house look out on the ocean and coast range mountains beyond. Huge windows allow lots of natural light and amazing views of the sunrise to the east. The Tulikivi Masonry Wood heater is central to the great room living area and can be seen from anywhere in the room providing warmth and beauty, flanked with custom bookshelves and seating areas. Dramatic lighting shows off the exquisite architectural details at all times of the day and night.

The large kitchen has ample counter space, many under counter drawers and a walk in pantry. Wolf induction cooktops, range and hood will satisfy the discerning chef. A kitchen island with a bar top overlooks the great room and dining area. The open floor plan connects the central great room with the kitchen to the south and large projection studio to the north featuring infrastructure for a state of the art sound system.

From the master bedroom upstairs, sounds of the ocean can be heard at night when the Fenstur Lift and Slide doors are open. When they are closed, silence prevails even during intense winter storms. The sunrise and moonrise can be viewed from the bed . A gorgeous balcony adjacent to the bedrooms and office is a lovely spot to wake up with a morning coffee. A spacious ensuite bathroom extends from the master bedroom with a large shower with built-in bench, a separate toilet room including wash basin, and a large whirlpool tub.

Spacious walk-in closets allow both of the bedrooms to remain open and uncluttered. Exquisite soapstone tile work is a delight to the touch and to the eye.

The office, designed to be a graphic arts studio, provides all the facilities for full time work. Lined with custom bookshelves and featuring a raisable workstation desk and under counter storage shelves.

Some top end furnishings are included with lots of opportunity for the new owners to add their personal touches.

This home is designed throughout to achieve peak energy efficiency, and with the addition of rooftop solar panels will easily achieve net zero. Extensive work on back up systems has already been undertaken in preparation for intended energy self sufficiency. Durability and an all hazards approach to design will result in a low maintenance property for decades, if not centuries, to come.

This prime location on the south point of Cortes Island has a mild microclimate with abundant sun with stunning views of Desolation Sound and the majestic Coast Range Mountains beyond. The 3 acre site is accessible and well utilized. Dramatic stone work embellishes the site and provides graceful terracing of the slope towards the oceanside bluffs. Abundant wildlife and pristine natural vegetation border beautiful gardens and orchards. Exposed to the sea but protected by wind the site offers the best of both wild and cultivated landscapes. A winding path leads right down to the ocean side allowing access for beach walks, kayaking, canoeing, paddle-boarding, or swimming. Sea life is abundant. Seals, sea lions, Orcas Dolphins and Whales are also regular 'passers-by'. Eagles, Hummingbirds, Herons, and many other feathered friends enjoy the natural beauty of the area. The retained forest on the property provides shade and wind protection.

A book detailing all the design features of this outstanding home has been written by the builder and may be made available to serious buyers.