

## PROPERTY FEATURES

This property is the jewel of Cortes Island – 120 acres of ocean front and mature second-growth forest with magnificent 100-year-old Douglas fir and western red cedar.

Delicious water, the best on the island, comes from a deep well that draws from a large aquifer.

The residential area is beautifully landscaped with many specimen trees and flowering trees and shrubs, as well as a large, very productive garden, caged berries, a Zen dry garden, a miniature conifer garden, and a spectacular lily field that provides a succession of blooms over several months. A huge raven, made of wood on a metal frame, stands guard over the back yard. There are trails through the forest and a staircase to one of the few sandy beaches on the island.

The main house, designed with a Japanese/Pacific Northwest aesthetic, showcases the craftsmanship of local woodworkers and artisans, has exposed beams, a vaulted ceiling, and built-in cabinetry of clear fir. Large pocket doors allow light to fill the living area and offer dramatic views of the ocean, Marina and Quadra Islands, the coast mountains on Vancouver Island, and colorful sunsets. The house site also looks out an unusual natural feature – a giant gravel bar that resembles a manmade causeway of smooth round rocks extending far from shore; it disappears completely at low tide. Covered cedar decks surround the house. Trees shade the west-facing deck – a very pleasant sitting area, cooled also by ocean breezes, even on hot

afternoons. A larger deck on the south side off the kitchen makes a great outdoor dining space.

A rock wall frames the large fireplace (with a new insert) at the north end of the great room and extends all the way to the high ceiling. The local rocks were hand fitted (without mortar) by a Vancouver Island artisan. Two other efficient fireplaces are in the media room and an upstairs bedroom/office, also with rock facing.

Upstairs bedrooms all have exposed beams and stunning views. The master bathroom has a large soaking tub and a large, enclosed shower/steam room.

There is a full basement and crawl space accessed through a motorized trapdoor in the entryway of the house.

The separate guest house, with two bedrooms and a bathroom with enclosed shower, offers comfort and privacy.

The large workshop has a refrigerator/freezer, a stainless steel counter and sink with on-demand hot water and a door to the large two-car garage with four automatic doors. An attic above the garage provides ample storage space. Connected to the garage is a covered carport and a wood-storage shed.

Back-up power is provided by a propane generator that starts automatically in case of outages and runs essential appliances and functions in the main house and outbuildings.

A trail from the main house along the west edge of the property leads to a stainless steel hot tub that overlooks the ocean. The heating and filter systems are electrically powered. Adjacent to the tub is an outdoor shower with on-demand hot water (from a propane heater).

Two longer trails through the forest from the north side of the main house go to a four-season yurt with built-in furniture, a fully equipped kitchen, an efficient wood stove, a deck overlooking the ocean, and an outdoor shower. There is lovely Japanese-styled outhouse nearby with another great view.

All visitors to the property are awed by the beauty of the setting, the landscape, and the structures. The house and outbuildings are very well constructed, very solid, and have been very well maintained.

And it is a happy place.