



305 Oceanview Road, Lions Bay



Property Features

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The West Coast Contemporary style is known for its vaulted roof lines, linear modern simplicity, and large windows to bring the outdoors in. It most often incorporates lots of wood beams and accents, especially cedar. And cedar is orange. It is one of the warmest wood tones, whether it is stained or sealed clear.



Kitchen

This 4 bedroom (with suite), 4 full bathroom West Coast Contemporary home oozes charm. One of the most dramatic ocean views in all of Lions Bay. This unique home takes advantage of the ocean views from all main living areas. Many recent updates include refinished hardwood floors, new windows, 4 new bathrooms, refinished decks, all new appliances and much more. High vaulted ceilings featuring exposed cedar beams, skylights, expansive windows providing natural light and ocean views. Newer roof with warranty, newer energy efficient Trane heat pump system. Low maintenance surrounds with natural shrubs and trees in a park-like setting.



Living Room

2011

- Authentic West Coast contemporary.
- Real oak floors.
- Raw cedar highlights retained.
- "Love Trees" (Douglas Fir and Cedar).
- Foundations of whole house were re-done/poured concrete.
- New septic (5 bathroom capacity) with new high-end German tank.
- Trane HVAC is only 10 years old with warranty but will be switched out with the new Tesla one. Air conditioning (uncommon in Lions Bay).
- Current roof only 10 years old.
- Removed 9 trees and built flat driveway/parking pad.
- True North Star replaced with structural glass.
- Steel roof to be installed with lifetime warranty.
- Tesla charger and power wall to be installed.



Dining Room

2018

- All windows replaced
- Siding removed, re-insulated and re-sided with Shou Sugi Ban Siding (<https://www.ecohome.net/guides/2204/shou-sugi-ban-carbonized-wood-siding/>) with benefits:
 - Durable and long lasting: the life expectancy of shou sugi ban is estimated at more than 80 years when properly maintained.
 - Life-cycle: Wood is a renewable resource and no chemicals are required for finishing.
 - Aesthetics: You can get a variety of beautiful colours out of it depending on how deep you burn and how deep you brush, to further alter or enhance colours - and it can be stained as well.
 - Water resistance: The combination of carbonized wood and oil makes the board resistant to water and mould.
 - Fire resistance: Burning wood can give it flame retardant properties.
 - Insect resistance: Termites and other problematic insects hate burnt wood.
- New concrete sky deck extended another 5 feet and installation of plumbed gas fireplace.
- Smart Home Features:
 - Heated floors connected to Nest system (smart house).
 - Hunter Douglas smart blinds with rechargeable batteries.
 - Smart lighting throughout house. Will be installing passive lighting to light up the roof and take down track lighting.
- New kitchen and extended countertop with Caesar bar.



Master Bathroom



Master Bedroom

- Master bedroom heated floors and in downstairs suite.
- Hot Tub and Sauna (<https://forestlumber.com/>).
- Cast iron shelves by BC artist Jose (did all the steel art at the sea bus terminal)

- Installed suite bathroom and kitchenette.
- Roof and skylights will be done when Tesla roof comes.
- Additional hot water tank.
- Mesh network with 5 routers.
- Cashflow from 2021 \$90,000 (rented 6 months of year).



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