

1283 Park Road - Features

0.82 acres | Waterfront | 1 Bed + 1 Bath - 885 Sq. Ft. | Build Site - 2nd House

Exterior

- Yellow Cedar siding from Vancouver Island
- Underground power/hydro lines
- Water - drilled well shared with 1281 Park Road (legal easement on title); new pump 2020
- Water line and conduit (power, telco) in place to second build site
- Septic - Type 3 w/ float versus pump (less maintenance & energy); 3 x 20' field lines (sized for second build)
- 1000 gallon water catchment tank (under porch) as irrigation option
- 3 x 250 gallon water catchment totes + start of micro-irrigation system
- Enclosed vegetable & berry garden (keeps deer out)
- Deer and drought resistant plantings
- Groomed path from top of property to waterfront - Bobcat side-by-side included
- Cedar entertaining platform / deck overlooking ocean (made from Cedar on property)
- Beach access - stunningly clear water, beach feels private as not widely visited by others
- Mooring buoy included

Interior

- Kitchen counters & bathroom door made from Maple on the property
- Kitchen Aid propane range
- Thermador dishwasher
- Oversized bathtub with in floor heating
- Miele washing machine & condensing dryer (120V)
- On demand hot water
- Water filtration system including UV - Designed and installed by Amrak (sized for second build)
- Dual zone heat pump (2025)
- Woodstove - WETT certified
- Building design to allow for cross breeze off ocean
- Building design to maximize natural light on the darkest winter days
- Windows & doors - double glazed, thermal break aluminum exterior + vertical grain Fir interior
- Entry door - solid Fir