

Extra Property Features

Heritage:

the original Daniel Johnson house was located 1 mile east and was relocated in the 1970s to make way for the golf course in the 1980s, it was owned by a hockey player Ryan Walters.

The city owned the house in the 1990s and it was used for filming on many occasions Disney's *Wrinkle in Time*, *Wesley Snipes in Kaos*, *Christopher Lloyd in Masters of Horror*, *Supernatural* and many others.

The owners bought the house from the city in 2003 with the agreement to restore the house.

Current house is a replica of the 1905 oversized Edwardian farmhouse that has a heritage covenant -covenant means you can not demolish the house and if it burns down you have to build the house as it was on the outside but the internal floor plan you can do as you wish. You are allowed to request changes which go to the heritage advisory committee for approval. The owner requested and were granted an addition to the house that they had which was approved as well we received approval for a pool house of 600 square feet which they did not build, so the buyer can go to heritage and city and ask to build an additional house also the owners received approval to have the secondary accommodation about the garage (carriage house).

So the benefits of the heritage covenant is that you can ask for things which go to a committee versus the planning department, and they can approve the request for instance:

- the carriage house is not allowed as secondary accommodation elsewhere in Surrey.
- You are allowed to request funds to maintain the house up to 5000 per year and if not used one year it accumulates for up to 3 years \$15,000 (now this has changed as the Heritage committee call us a "replica " heritage house
- Also there is a discount on the taxes due to the heritage status not sure exact amount of the discount (now we no longer qualify)

New Home:

- Lot 71,438.00 sq.ft (1.64 Acres) / North-South direction.
- Built in 2015, 3 story with crawl space. Approximately 5,739 sq.ft. including carriage house.
- Elgin Park Second and Chantrell Creek Elemt school catchment
- 2 x 6 construction, 10 foot ceilings on first and second floor
- approx. 2400 sq.ft. of deck (sizes to be confirmed) front and back porches are made of old growth oversized fir planks, decks are cedar floors.
- solid wood doors, oak 8 foot exterior doors on 1st and 2nd floor
- white oak engineered hardwood floors wide plank 7 / 7.5 inches on 1st and 2nd floor
- There are total of 176 spotlights
- Infloor heat in all 5 ensuite bathrooms
- wool carpet in the bedrooms
- wide plank white oak floors
- oversized wood vintage replica staircase
- oversized baseboard and crown mouldings
- in home vacuum system
- marble floors and walls in the bathroom
- quartzite and marble and granite for counters
- high end heating air conditioning and security systems
- incredible views from every room
- soffits/ceilings are fir with herringbone corners
- oversized and deep swimming pool with hot tub attached, new concrete and brick deck, new pool heater and pool equipment, salt water pool equipment new August 2107, fire table, lots of vines and gardens black bamboo and pool house with shake roof
- landscape: new landscaping with many mature bushes, large granite rocks edging the many gardens full of perennials, 50 year old weeping willow trees line the east side of the property creating ultimate privacy, top or south property is a forest with cedar and fir trees (tree survey available), often see and hear the eagles who perch on the tops of the highest trees in the forrest
- security system and totally fence property with gates

- extensive crown and baseboard moulding throughout house and moulding around all doorways

360 degree Views:

- Stunning views from every window.
- West views: the Nicomekl river and ocean
- East views: Nico Wynd Golf Course
- North views: North shore mountains, lights of grouse and cypress mountains sunrise sunsets and moon rising.
- South views: forest at the top entrance to the property has 100 year old cedar and fir trees, pond at edge of forest.
- Very private - no neighbors except the golfers, eagles & great blue herons, ducks with their chicks and wild bunnies.
- Gardens and house surrounded by granite rocks.

Additional Features:

Foundation:

House is on a concrete and rebar and pumice rock foundation with 51 piles up to 46 feet deep. The foundation alone was over \$ 100,000

Pump system:

As the property is close to sea level we have a dual pump system with back up generator that starts automatically within one minute of a power outage. The Generator was \$15,000 plus installation and supplies power for the pumps as well as numerous items in the house. Generator is capable of supplying power to the whole house if you wish

Furnace:

new highest quality energy efficient gas furnace and new high end air conditioning system as well

Crawl space:

4.5 feet high w/ 2,000 sq.ft. storage space all around and access doors from mainfloor & under porch.

Master Bedroom:

- The whole top floor is the master bedroom w/ 880 sq.ft. with attic deck with stunning view to ocean view the sunset, double doors from master bedroom to deck with gas fire table, walk in closet with custom millwork
- Oversize master ensuite with double body showers, two oversize rain heads, marble floors and walls, infloor heat, under cabinet lighting, wainscoting, soaker tub, separate toilet room, double sinks with large counter and custom millwork, riobel and kohler and hans grohe plumbing fixtures and view of river from the glass and marble shower
- one dressing room one sitting room or office both with views and the eastern room could be made into a dressing room

Second floor:

- Party room with bar with built in fridge and sink
 - Large gas fireplace in corner has mantle that is made of slate from a 200 year old pool table and wood from an old mantle
 - large deck wraps around 2 sides of the room
 - 3 sets of double doors that have side lights take you to the deck
 - oversized wood railing that you can sit at and enjoy the view of golf course river north shore mountains and the ocean
 - napoleon gas fire table
 - outdoor kitchen with fridge sink cabinetry and napoleon bar b q with quartzite stone counter top and Powder Room off party room
- Large laundry room, custom millwork tile backsplash and counter over washer dryer sink and cabinets
- 3 large bedrooms all with marble ensuites
 - one with tub and shower, one with vintage oversized cast iron soaker pedestal tub 6 feet long and oval window and vintage look riobel high end faucets with hand

held shower and wainscot on wall and all with high quality plumbing fixtures, one with large shower and all with wool carpet

- 3 of the bedrooms have under counter led lighting (master boys blue room and girls blue porch room)
 - one bedroom with a porch with 270 degree view of river and golf course mountains and ocean
 - all bedrooms are very bright and views
-
- Staircase: solid fir railings and treads and vintage style oversized grand

Main floor

Entrance area:

Front door solid wood with sidelights beveled glass panes sitting room with electric fireplace

Powder room

Marble floors wainscot walls vintage look taps with counter top sink

Main floor bedroom or office

oversize ensuite with double sinks and quartzite counters

Dining room

wainscot --solid fir, crown moulding, double door with side lites chandeleir

Kitchen & family room

- island is granite oversized
- slab so large needed equipment a 6 men to install
- largest seamless slab that can be made in vancouver
- base of island is a 200 year old antique pool table
- counters are quartzite
- montelco cupboards to the ceiling
- mottled stain glass in some doors
- 6 burner range with double ovens Electrolux
- 66 inch build in fridge/freezer
- garburator
- hot water dispenser

- vintage light fixture

Pantry with shelves

Mud room or wok/spice kitchen potential

There are a sink and is roughed in for gas, quartzite countertop and porcelain floor

Garage and carriage house

- oversized 3 car garage could fit more than 3 cars
- one bedroom carriage house has full kitchen
 - 4 piece bathroom
 - hardwood white oak floors wide plank
 - marble in bathroom
 - washer dryer dishwasher gas stove
 - baseboard and electric fireplace for heat
 - lots of attic space
 - Rental company estimated: \$1600 per month
 - double sink and separate additional large bar sink pantry with lots of shelves

Windows:

windows are wood double glazed with the uv protection which is required by code

Siding: cedar and fir

Roof: cedar shingle

**Disclaimer : This information may change from time to time. In particular, we reserve the right to change the contents of any information and/or withdraw any information at any time without notice. While every effort will be made to ensure that the information contained within our advertising is accurate and up to date, we make no warranty, representation or undertaking (whether expressed or implied) as to the accuracy, completeness, or usefulness of any information contained, nor do we assume any legal liability (whether direct or indirect) or responsibility for the accuracy, completeness, or usefulness of any information*