

# Additional Features

- Fireworks from Butchart Gardens Saturday nights July & August
- Monitored security system for break-in and fire
- Covered walkway from garage to house, Covered entrances, dining & seating area
- Kitchen entrance c/w closet and drop ctr for keys etc
- Laundry off kitchen / second laundry on lower level
- Wall flush cherry cabinetry in kitchen
- Cherry panelled fridge, pantry door and dishwashers
- 2 x dishwashers either side of sink
- Walk in pantry
- 6 burner dual-fuel range c/w 1 1/2 ovens
- Pass through windows to outdoor dining area from kitchen
- Motorized blind on skylight in kitchen
- Motorized blind large living room window, bedroom window and ensuite window
- Screens on all doors and windows upper level and all windows lower level
- Custom edge grain fir front entrance door
- Double french doors to upper deck and on 3 lower level rooms
- Propane fire starter for upper fireplace
- Built-in vacuum system
- Power sun shades on upper main deck south and west side
- Awnings on lower level south facing windows
- Double sided wood burning fireplace up and heater down
- All interior lighting on dimmers
- Exterior ambiance lighting on decks
- Multi point locking on all doors, Hoppe hardware (rustic umber) and windows - handles vs knobs
- Clear edge grain fir doors and windows c/w edge grain fir trim throughout
- Skylight over stairwell recently replaced with solar protection glass
- In-floor radiant heat all bathrooms, kitchen entrance, lower kitchen
- Primary suite walk-in closet with window and skylight
- Primary ensuite with soaker tub and accordion window
- Separate toilet room with window in ensuite
- Towel warmer in primary ensuite
- Linen closet c/w table linen hangers and drawers
- Wine storage and safe under stairwell
- Separate entrance to lower level with combination lock
- Full kitchen on lower level
- Guest suite with double vanity and walk-in shower in ensuite bathroom
- Additional powder room on lower level
- Flex space / stacking washer dryer / deep laundry sink / storage
- Whole house water filtration for well water
- In house water softener

# Additional Features

- Built-in vacuum in garage and work shop
- Air compressor and hose in work shop
- Water softener in work shop
- Generator
- Heat pumps - servicing 4 zones
- 2 vehicle garage (can accommodate large truck) & additional flex space with ocean view, opening skylights
- Garage with wall and ceiling lighting
- Automated irrigation for all manicured areas - 15 zones
- Paved circle driveway
- Covered walkway c/w golf cart/motorcycle parking area
- Basalt tiles upper terraces and entrance
- Newly installed exposed aggregate c/w gardens lower level c/w lighting
- Gated entrance motorized
- Covered RV/Boat storage c/w power and water
- Separate workshop c/w additional equipment storage with overhead door
- Enclosed firewood storage shed
- Fire pit with gazebo c/w lighting
- Enclosed garden with raised boxes and irrigation
- Metal garden shed under deck
- Lower terrace c/w garden beds, dining areas and built-in bench seating
- Acreage for potential carriage house/barns/riding ring/vineyard etc
- RE-1 zoning - Can have a short-term rental of 30 days or more if the owner also lives on the property. No official license is required. B & B and rental permitted for a lovely revenue opportunity!

## **Manufacture information:**

- Engineered Doussie Manor 3.5" hardwood flooring from Africa - 25 yr warranty
- Travertine tiles with heated floors beneath - powder room wood floors also heated
- Cosmic black granite in kitchen including backsplash
- Perlato Olimpo marble - primary ensuite
- Juparana Viara granite - guest ensuite
- Prestige Joinery doors/windows - clear edge grain fir/soft coat Low E with Argon fill, R-value of 4, on all exterior glazing
- Marvel wine fridge
- Dacor 6 burner stove, range hood, microwave drawer, warming drawer
- Kitchenaid dishwashers x 2 main kitchen and fridge
- Kohler smart divide cast iron sink in caviar
- Bloomberg dishwasher lower kitchen
- Amba towel warmer primary ensuite
- Grohe faucets/taps
- Maax soaker tub
- Roborn M Series medicine cabinets c/w electric outlet and de-fogger