

FEATURE SHEET

774 DESTRUBE PLACE

House Features

- Fantastic, spacious 2,953 SF, 5-bedrooms, 4 bathrooms, single family home
- Situated on a 12,298 sq ft lot (taken from BC assessment, buyer to verify if important)
- Completely move in ready, built in 1988, substantially renovated in 2015
- Freshly painted 2025
- Solar panels on main house: 11 kWh solar array — 10–12 MWh/year, avg. \$115/month savings (installed 2023 for \$33,000)
- Level 2 EV Charger (2021)
- Heat pump for efficient heating and cooling
- Beautiful, maple hardwood floors throughout the main living areas
- Gas fireplace in living room
- Wood-burning fireplace in family room. Chimney repointed (2018)
- Sleek, gourmet designer kitchen with granite countertops and a generous island with seating for four
- Quality stainless steel appliances. New Bosch fridge with ice and water dispenser new Bosch dishwasher (2025) Gas range
- 3 bedrooms upstairs with a lower level additional rec / flex room (Main house not including one bedroom suite area)
- Spacious primary bedroom with double doors leading to balcony and spa inspired ensuite, granite countertops, deep soaker tub, glass shower and heated tile floors
- 40-year hot water tank (2023)
- Chimney repointed (2018);
- Upper balcony refinished with flex stone (2018)
- New driveway (2026); new fence (2025)
- 500 sq ft clean crawlspace
- In-floor heating at entryway; skylight at entry
- Cedar feature entrance (2021)
- Lower level outdoor space, covered patio — perfect for year-round use.
- Laundry / mud room with sink
- Insulated shipping container, currently being used as a workshop — electrical is 120V/240V insulated, with automated climate control (2024)

- Double garage currently being used as a workshop with multiple 120V/240V circuits
- A truly special property, right in the heart of Cordova Bay—backing onto parklands and trails in the most peaceful, private, natural setting that you will never want to leave
- Enjoy peaceful cul-de-sac living on wide, well-lit streets in a sought-after, family-friendly neighbourhood, just minutes from highly regarded schools at every level

Incredible Multigenerational or Income Opportunities

- Fully self-contained, above grade, 1-bedroom suite currently generating \$1,600/month with a quiet, long-term tenant, on a month-to-month tenancy, providing flexibility for future use. 6 appliances included w/ suite. This area of the home could be reconfigured back to the main part of the home if desired. The suite is unauthorized. See MLD form in supplements
- Beautifully finished detached garden suite with 6 appliances, metal roof, hot water on demand and heat pump with air conditioning (currently vacant)

Outdoor Living & Gardens

- Jacuzzi hot tub, 8-person, dedicated 50-amp service (2018)
- Cedar outdoor shower with hot/cold water
- Private backyard backing onto protected old-growth forest with trail access
- Rock water feature and naturalized stream garden
- Sunny back deck with natural gas BBQ hookup
- Gated side yard — level RV/boat storage pad
- Custom “bike barn” storage (6 bikes including e-bikes)
- Plum, apple, kiwi, and cherry trees; perennial gardens
- Additional outbuildings for bikes, potting, and storage