

KITCHEN

- Tiled with in-floor heating – radiant hot water
- Custom finished-riffed white oak cabinetry – java stained
- Wood drawers inside cabinets - all dove tailed
- All Euro hinges and soft close cabinets with Euro hardware organizers
- Built-in entertainment centre cabinetry – oak custom stained complements java coloured stained oak
- Upper display cabinets lit with glass shelves
- Two sub zero freezer drawers with ice maker
- Miele dishwasher and convection Miele speed oven
- Miele steam oven and wall electric Miele oven
- Miele five burner natural gas stove top and one high speed wok burner
- Vent-a hood over stove top
- Extra deep counters behind sink area with full glass windows that open – serve food thru BBQ's while looking out magnificent gardens
- Bevel linear skylight with ambient lighting for night in front of sinks – LED lighting
- Porcelain backsplash-peacock amber blend ½ inch stacked
- Granite counters – sea foam, square beveled edges, hand chosen slabs, four whole slabs used in counters/island in kitchen (very natural stone look)
- Island eating bar with cabinets beneath, comfortably fits four stool (Measures 8'10 / 4'2)
- Chef's kitchen – work area thoughtfully planned by a kitchen designer expert (Measures 16'6 / 15'10)
- Island edges cleverly cut to encourage conversation with the chefs
- Large kitchen eating area for table and chairs with opening, picture windows gazing out to the active wildlife habitat, garden patios and water feature
- Room for large arm chairs in kitchen eating area (Measures 19'5 / 11'2)
- Walk-in pantry
- Upright wine fridge
- Commercial size Miele full fridge
- All new lighting with generous amounts of spots
- Hand blown glass scones over eating on granite island
- Large picture windows with tremendous outlooks
- Property is West facing

- Water feature filled with Koi and exotic water lilies – Stream waterfall and fountain feature with three concrete bowls pouring into the next
- Black Bianco sil-granite sink
- Re-wired with cat6 and optics
- Butler's bar inside kitchen
- Riobel facets
- Wainscoting bead-board (chair rail height) in mud room and kitchen
- Door access into backyard
- Two zone speaker controls for speakers in ceiling sound system
- Built-in speakers and brain for receivers and amplifiers – housed in kitchen cabinetry (cat 6)
- Kitchen monitor at sink area for handy viewing of cooking demos
- Viewing of multiple cameras supporting the security systems outdoor cameras surrounding the house
- Solar roller binds – pebble stone colour
- Custom ordered double glass paned front doors by Walker Doors – side panels forged steel and handmade hardware
- Second dining area with gas hookup electrical Koi pond

FORMAL DINING ROOM

- Measures 15'2 / 15 '4
- French doors/ Bevelled glass
- Oak Style Tuscan wide plank flooring
- Pan light 1910 5 sconce chandelier
- Two areas for buffets on dining room walls with garden outlooks
- Door straight from kitchen from dining room
- Foyer and great room access

MAIN FLOOR BATHROOM

- Heated floors
- Kohler fixtures
- Ryobel hardware – Taps, faucets and shower
- Limestone tile with tumbled marble
- Limestone shower floor
- Frameless glass shower door

LIVING ROOM

- **Great room off kitchen (Measures 21'2 / 17'8)**
- **Featured wall fireplace – split river rock floor to ceiling**
- **“Style Country Manor” Town and Country Natural gas fireplace – large hearth and very visible natural open log-set**
- **“Antiquities Style is Tuscan” oak wide plank flooring**
- **West facing bevelled glass French doors leading out to patio and gorgeous gardens**
- **Custom ordered blinds on East side of home on all windows – 2” wooden pureview composite blinds in shimmer colour**

LAUNDRY ROOM

- **Heated floors**
- **HE BOSCH washer and dryer**
- **Cabinetry with sink**
- **Tile flooring**
- **Viessmann gas boiler heats main floor**
- **Vac-system new canister 2011**
- **Pacific ADI solutions sound system brain**
- **Hydro 411 dollars a month**
- **Gas 150 dollars a month**
- **No water meter**
- **Utilities 635 a year (Garbage and Green Waste)**

DEN (OFFICE)

- **“Antiquities Style is Tuscan” oak wide plank flooring**
- **Built-in speakers with wall controls**
- **Heated floors**
- **Intercom in kitchen, den, games room relaying to the front and back doors (installed 2011)**
- **Millwork Crowns window casings and baseboards**

UPSTAIRS (2 STAIRWELLS)

- **Wide plank flooring from reclaimed forest fire wood**
- **Rolo window blinds**
- **Three bedrooms, two full baths up and games room**
- **Electrical baseboard heating in all bedrooms and games room**

FULL BATH

- **Five piece bath with Riobel fixtures**
- **Double sinks with under mount Toto Saniglaze**
- **High efficiency Toto toilet**
- **Nu-heat floors**
- **Shower – Stone / Limestone with fossils**
- **Glass enclosed shower**
- **Full size bathtub**
- **Storage closet**
- **“Norman” alpine white shutters**
- **Limestone is Gascoigne Blue with travertine walnut accents and vanilla crème travertine**
- **Marble mosaic trim with limestone**

ENSUITE IN MASTER BEDROOM

- **Measures 16’1 / 11’10**
- **Turkish Travertine floor surface**
- **12 / 24 floor tiles heated with Nu-heat**
- **Gorgeous mosaic feature with inlay design**
- **Polished travertine counters - Limestone is Gascoigne Blue with travertine walnut accent and vanilla crème travertine**
- **Double sinks with under mount Toto Saniglaze and Riobel fixtures**
- **Free standing deep rolled edge bathtub by Bain Ultra with sani-glaze and window gazing East over the gardens**
- **Bathtub has period free standing Riobel faucets**
- **Detailed byzantine window ledge**
- **Window surrounding sun rise in the East and moon/seven stars surround detail in travertine master tile setter**

- **“Norman” plantation shutters in soft shell colour**
- **1912 school house fixture en-suite**
- **Custom Cabinetry**

MASTER BEDROOM

- **Measures 20’9 / 13’10**
- **1910 3 sconce fixture**
- **Walk-in closet (Measures 11’10 / 5’11)**
- **All built-in shelves in closet**
- **Window seating with storage**
- **Access to walk-in attic storage**
- **West facing glorious windows**
- **Red cedar line closet for seasonal clothes storage**
- **Full garden view from bedroom**
- **Complete privacy**
- **Solar roller shades – pebble colour**
- **All bedrooms and games room have electric baseboard heating**

GARDEN

- **Covers an area of one acre**
- **All exterior buildings are equipped with water and electricity**
- **Silent and serene with absolutely no intrusive noises from traffic or surrounding areas**
- **Seasonal blooming, ensuring bursts of colour year-round**

FRONT ENTRANCE

- **Generous garage and parking area is wrapped in arbours, covered in wedding day butter yellow Wisteria**
- **Carved woodsman nestled into the hedging accented by nightlighting**
- **Concrete columns adorned with lights at the top of the long driveway**
- **Parallel to the double fir Walker doors with glass side panels (at the back as well), in the centre of the grass, concrete stairs are also accented by a set of concrete columns**
- **Green Acer maple, cherry and fir trees line the entrance and driveway, along with a curly willow**

BUILDINGS

- **Features a 281 square ft. BC Greenhouse in the style of Cape Split, made of black iron and glass. It is built on a cinder block base with Split River Rock around the perimeter. It includes concrete footings and gravel drainage**
- **Potting shed/ "Grown-up playhouse" with electric heater and Internet and Cable capabilities. Robin nest above door and doorbell at entrance. Structure is 14 years old and the roof is 6 years old.**
- **Workshop equipped with a hot-water tank for the outdoor shower. Loft includes lots of storage. Telephone wired on its own panel, with additional 100 amp service. Structure is 6 years old.**
- **Outdoor shower is surrounded by a tropical bamboo garden and a DiaChang totem pole, an artefact of ancient China, is set in concrete and tile at the entranceway**
- **Tool and shovel shed**

KOI POND

- **A 5 ft. deep pond with an abundance of Koi fish with a 3-tiered fountain at the edge**
- **An anti-bacterial filtration system with UV lights aids in the health of the fish**
- **Surrounded by lush moss beds, acer tree, marsh marigolds, and a honey suckle treasure trove**
- **A weeping larch drapes over the pond.**

FLORA AND FAUNA

- **Meticulously maintained grass in open spaces**
- **Pottage garden formed into quadrants with herbs on one side and vegetables on the other, all on raised beds with beautifully crafted edging and antique brick walkways throughout**
- **Adult swing set in a woodland garden with mature Rhododendrons and a collection of understory plantings, complete with hand-chosen rock pathways**
- **Elegant statuary is scattered throughout the garden supplied by Fraser Valley concrete**
- **40 ft. rambling rose tree, un-grafted so that they maintain a strong scent**
- **Obalust cherry tree supports a rose tree**
- **Blueberry, grapes and raspberry bushes**

- Colonade and Espellier apple trees grafted 50/50 so that they harvest both yellow delicious and Macintosh apples
- Medlar fruit tree, as often depicted in Renaissance art
- Wisteria tree, braided
- Huckleberry trees
- Oak trees
- Pink Flamingo tree
- Red grape vine that grows on a column, with the best taste after the first frost
- Kift Stargate rose bush wraps around a maple tree
- Blush rambling roses
- Iris gardens
- Two horned owls nest behind the property

ADDITIONAL FEATURES

- European style aboured, vined eating area
- The irrigation system is directly connected to the street so that it can never interfere with water pressure in the house, while it also remains silent
- Exquisite Tungsten night lighting throughout the exterior monitored by timers that accentuates the statuary, flower beds and large timber
- Exterior speakers and intercom system with built in volume control
- Outdoor camera system with motion sensors in the driveway
- Good neighbour gate at the North side of the property that leads into adjacent yard
- Fence surrounding the property installed 4 years ago, can be opened for a truck to access the backyard
- Hedge by Larry (available for hire) to North and South, making the property completely private. Has been doing neighbour's hedge for 25 years so the upkeep is shared
- Back gate to access proposed trail system to Redwood park with a 30 metre depth buffer zone on the West side
- Rural designated property allowing for two horses, 6 sheep or goats, 12 chickens excluding roosters, 2 rabbits or chinchillas, if desired
- 3 soft pumps drain to the street
- Natural gas hook-ups for heaters or barbeques off the back patio
- Septic field at North-East side (Excellent condition)
- Gardner-maintenance fertile-aerate-Hedging, fall and spring clean-up, mowing 2x a week, average 16hrs a week March-Oct 15,000 a year