

## FEATURES

### *LOT AND LOCATION*

- Ocean, Semiahmoo Bay & Pier Views
- Easy Walk to the Beach
- Close to Transit
- Up to 3 vehicles in Driveway – Access off Victoria

### *EXTERIOR*

- Irrigation System & Small Feeders for Pots
- Secondary Back Patio with Second Napoleon BBQ on Granite Island at Kitchen Level (Access off Kitchen)
- Tiered, Landscaped Garden with Tie Backs in 261 sqft Concrete Patio

### **ROOFTOP DECK**

- Size: 513 sqft
- Torch Down Surface Membrane with Trek Surface
- Full Outdoor kitchen
- Napoleon BBQ
- Dandy Fridge
- Bosch Dishwasher
- Granite Island with Seating for Four Stools
- Ledge Rock Stacked Feature Front of Bar
- All Stainless Drawers & Cabinets
- Water Sprout Outlets & Electricity Outlets
- Frameless Glass Railings

### **GARAGE**

- Measurement – 17'5 x 11'7
- Single Car Garage
- Glass Insulated Door
- Epoxy Flooring
- Insulated Garage Door
- Floor-to-Ceiling Custom Storage Wall

### *INTERIOR*

- All Windows on South Side Replaced in 2017
- Remote Controlled Shades
- Built-in Vac System with Attachments

## **LIVING ROOM**

- Measurement – 23'7 x 11'10
- Linear Gas Fireplace Feature Wall
- Hardwood Maple Flooring
- Décor Powder Room off Living Room
- Deck off Living Room – Glass Rails and Duradeck with Custom Powder Coated Posts

## **KITCHEN**

- Measurement – 14'4 x 9'2
- Island with Seating for Four
- Four Burner Gas Stove
- Kitchen Access to Back Patio

## **OCEAN VIEW MASTER BEDROOM (TOP LEVEL)**

- Measurement – 20'10 X 11'5
- 250 sqft Master Bedroom Suite
- Ample Closet Space
- Two Separate Showers (Steam Shower & Ocean View Shower)
- Free standing tub
- Water Closet
- 122 sqft Private Balcony
- Access to Office with Private Balcony & Stairwall to Rooftop deck

## **MEDIA ROOM (BASEMENT)**

- Measurement – 7'5 x 7'0
- Automated Drop Down Screen
- Mounted Hanging Projector
- Wooden California Shutters
- Natural Gas Fireplace Wall Trimmed with Black Granite
- Built-in Cabinetry
- Access to Garage off Media Room

## **WINE ROOM (BASEMENT)**

- Measurement – 10'7 x 5'3
- 175 Bottom Wine Room
- Slate Floors
- Arched Glass Feature Door with Granite Trim

## **BEDROOM (BASEMENT)**

- Measurement – 19'10 x 11'11
- Carpeted
- 3 Piece Ensuite with Slate Floors