

FEATURES

LOT AND LOCATION

- Panoramic Ocean, Semiahmoo Bay & Pier Views
- Steps Away from the Beach & White Rock Promenade with Restaurants, Shops & Services

EXTERIOR

- Security System with Cameras
- Full Irrigation System
- Low Maintenance Landscaping
- Double Garage Plus Parking for Four Additional Vehicles – Driveway Access off Martin Drive
- Balcony 1: 213 sqft South Facing with Level Porcelain Tile, Electric & Gas Outlets, Water & Rough-in for Heaters
- Balcony 2: 198 sqft South Facing, Covered with Rough-in for Natural Gas Heaters

INTERIOR

- Earthquake Resistant Home – Almost \$300,000 Worth of Concrete
- Elevator Servicing All Four Levels with Concrete Shaft
- Fresh Air Return System
- Control4 Automated Home System – Controllable with Smart Device/Phone
- Solid Concrete Stairs with Continuous Stainless-Steel Railing
- Architecturally Designed Windows Throughout
- All LED Lighting – Lighting Fixtures From Pacific Lighting
- All Riobel Bathroom Fixtures & Toto Toilets
- Built-in Vac System
- Sprinkler System on Every Level

FOYER

- Seven Foot Oak Front Door
- Coat Closet
- Two Piece Powder off Foyer with Tankless Toto Toilet and Barn Door

LIVING ROOM

- Measurement – 12'6 x 11'6
- Linear Gas Fireplace
- Four Panel Nano Wall
- Direct South Ocean Views
- Open Concept
- Built-in Maple Cabinetry with Undermount Lighting
- Access to 213 Square Foot Unobstructed South Facing Balcony

KITCHEN

- Measurement – 14'5 x 11'9
- Solid Wood Maple Cabinetry by Michael Trayler Designs with Soft Close & Dovetailing
- Granite Countertops
- Countertop Pop-Up Outlets
- Large Island with Granite Surfaces Plus Secondary Sink and Garburator
- Appliances:
 - Six Wolf Burner Wolf Stove
 - Liebherr Side-by-Side Fridge/Freezer with Dual Zone Wine Compartment
 - Asko Dishwasher
 - AEG Hood Fan

DINING ROOM

- Measurement – 12'6 x 11'3
- Open Concept
- English White Oak Flooring
- Elevator Access

MASTER BEDROOM (MAIN LEVEL)

- Measurement – 13'4 x 12'1
- Direct South Ocean Views
- Commercial Grade Carpeting
- Tongue & Groove Feature Wall
- Walk-in Closet – 7'5 x 6'5
- Four Piece Ensuite:
 - Free Standing Tub
 - Walk-in Shower with Rain Shower Head and Handheld
 - Double Vanity with Maple Cabinetry & Quartz Surfaces
 - Integrated Medicine Cabinets

OFFICE (MAIN LEVEL)

- Measurement – 10'9 x 9'8
- Direct South Ocean Views
- Access to Elevator

MEDIA ROOM (LOWER LEVEL)

- Measurement – 16'7 x 10'5
- Surrounded by Concrete Walls – Soundproof
- Commercial Grade Carpeting
- Recessed Ceiling
- Wet Bar with Sink, Dishwasher & Silhouette Bar Fridge

SECOND BEDROOM (LOWER LEVEL)

- Measurement – 11'6 x 10'0
- Frosted Glass Door with Access to Patio
- Southern Exposure

THIRD BEDROOM (LOWER LEVEL)

- Measurement – 11'5 x 11'4
- Frosted Glass Door with Access to Patio
- Southern Exposure

BATHROOM (LOWER LEVEL)

- Three Piece
- Toto Tankless Toilet
- Maple Cabinetry & Quartz Surfaces
- Rain Shower Head & Handheld

LAUNDRY (LOWER LEVEL)

- Asko Washer/Dryer
- Built-in Maple Cabinetry with Undermount Lighting
- Convenient Sink & Quartz Surfaces

FOYER 2 (BASEMENT LEVEL)

- Measurement – 12'4 x 10'2
- Ample Storage
- Tongue & Groove Feature Walls
- Elevator Access

DOUBLE GARAGE (BASEMENT LEVEL)

- Measurement – 20'11 x 20'9
- Fully Heated – Electric Heating
- Pre-Wired for Electric Cars
- Flooring – Recycled Tires
- Access to Utility Room
- Wide Driveway

ARCHITECT & BUILDER

- Architect – Shawn Blackwell
- Builder – Mike Traylor: Furniture/Millwork Designer/Builder with Vast Clientele includes Jimmy Pattison, Joe Segal, Elvis Costello, Paul Allen & Bill Gates.