

FEATURES + UPDATES

EXTERIOR

- Plaster Siding with Concrete Substrate
- 538 sqft Open & Covered Deck For Year-Round Use:
 - Skylights, Fire Pit, Natural Gas BBQ & Electrical Roughed-in for Infrared Heaters
- 21KW Generac Back-up Generator
- Double Garage:
 - Rough-in for EV Car Charger
 - Built to Accommodate a Lift
 - 12 Foot Garage Door to Accommodate RV Access

INTERIOR

- Kitchen (Main)
 - Dacor 36 Inch Natural Gas Range
 - Frigidaire 36 Inch Side-by-Side Refrigerator with Ice Maker & Water Dispenser
 - Dacor 24 Inch Dishwasher
- Kitchen (Wok Kitchen)
 - Frigidaire Professional 30 Inch Natural Gas Range
 - Frigidaire Professional 30 Inch Wall Oven with Convection
 - Frigidaire Professional Microwave
- LG Washer Dryer (Main Home)
- Ceilings:
 - Eleven Foot on Top Level / Ten Foot on Main / Nine Foot on Lower Level
- Wide Plank Oak White German Floors with Radiant Heat
- High Velocity Air Conditioning
- 914 sqft One Bedroom **Legal** Secondary Suite:
 - Kitchen: Samsung Stainless Steel Appliance Package
 - 466 sqft Patio
 - Separate Laundry: Whirlpool Washer/Dryer
 - Separate Alarm Panel
- Windows by Starline:
 - Top Floor Main Three Windows Hardwired & Designed for Voice Automated Blinds/Curtains
 - Bedroom Windows Feature One Way Custom Tint
- LED Lighting
- Leviton Wi-Fi Light Switches:
 - Five Devices - All Alexa Capable Integration (Additional Can Be Added)
 - Controlled Via "My Leviton" App:
 - Controls Brightness and Dimness Levels + Timer Controls
 - Lights Can Be Turned On or Off Remotely via Phone

FEATURES + UPDATES

INTERIOR (Continued)

- RAM Custom Elevator with Custom Finishes:
 - Services All Three Levels
 - Gateless, Infrared Curtin Provides Safety Shut Off
 - Counterbalance Weight Roped Traction Drive System
 - 220VAC 20A and 110VAC 15A Power
 - Travel Speed of 37 FMP with a Variable Speed Drive
 - Control Box Located Inside the Media Room
- Media Room:
 - 120" Screen / Eleven Speakers + Subwoofer with Full Surround Dolby 9.1 Experience
 - Marantz Wifi Receiver
 - Sony PlayStation Connection in the Cabinets
 - Soundproofed – Suspended Slab Concrete
- Security System:
 - Seven Hiks Vision Security Cameras (Five Outside / Two Inside)
 - Four Control Panels
- Mechanical Room:
 - Viessmann 100 Natural Gas Boiler Supplies Radiant Floor Heat on All Three Levels
 - Recirc Line with Pump off Domestic Hot Water Storage Tank to Reduce & Minimize Waiting Time for Hot Water
 - Control Panel on the Walls for Outside Duplex Storm Pumps (Found in East Catch Basin)
- Electrical:
 - 200 AMP Meter Base for Main Home
 - 100 AMP Subpanel for Suite

LOT & LOCATION

- Modern Contemporary Ocean View Home
- Custom Build 2021
- Designer: TW House Design
- Engineer: Luiz Leon & Associates
- Home: 6,016 sqft
- Lot: 6,870 sqft / Frontage: 55 ft & Depth: 125 ft
- Zoning: RS-1: One Unit Residential
- Half a Block from Transit
- School Catchments:
 - White Rock Elementary
 - Semiahmoo Secondary
- Walk Score: 91/100