

## FEATURES + UPDATES

### *LOT AND LOCATION*

- Panoramic Ocean Views on All Three Levels
- Walk to Beach, Pier, Restaurants & Services
- One Block to Transit
- School Catchments: Bayridge Elementary & Semiahmoo Secondary

### *EXTERIOR*

- Three Direct South Facing Ocean View Decks – 560 sqft
- Top Two Decks Has Gas Lines Running into Soffits for Gas Heaters if Desired
- Main Floor Front Deck & Backyard Have Gas Lines for BBQ or Other Gas Appliances

### *INTERIOR UPDATES 2021-2022 (TOP TWO LEVELS)*

- Custom Oak & Walnut Cabinetry Throughout
- Oak Wide Plank European Flooring and Large Crown Molding Throughout
- Main Floor Ceiling: Whitewashed Pine Tongue & Groove Planks + Hand-Crafted Weathered Wood Beams
- Extensive Paneling Throughout the Home Continues the Overall Theme of Beach Front Living
- Smart Lighting Automation Controls Offer a Wide Range of Operating & Controlling Lighting Scenes at Your Home or On Your Phone. Additional Options Available Including Power Blinds, TV & Stereo Control
- Main Floor has Been Wired for Speakers
- Forced Air Heating Operated by Nest Control
- Modern Shaped Square Pot Lights
- Front Entry Closet with Pull Out Drawers for Shoes & Abundant Coat Storage
- Unique Custom Stair Handrails, Antique Maple Oars Stained & French Polished
- Black Stained Window Frame at Staircase with Hand-Crafted Glass Opens up the View & Adds Light
- Kitchen:
  - Custom White Oak Cabinets with Interior Wood Drawers Behind Doors for Easy Access
  - Large Porcelain Farmer's Sink & Industrial Style Taps
  - High End New Appliances – Six Burner Gas Stove, Large Fridge with Touch to Open Doors & Beverage Bar
  - Solid Granite Countertops
  - Pantry – Two Modern European Revolving Pull-out Shelving Units
  - Corner Cabinet Built-in Lazy Susan
- Living Room: American White Oak Cabinetry, Solid Thick Oak Top & New H/E Fireplace Thermostat Controlled with Remote Control
- Family Room: Fireplace Completed Overhauled – Classic Tile Surround, Walnut Cabinets & Mantel with Unique Walnut Panels in the Doors
- Powder Room & Master Bath with Wall Hung Toilets
- Master Bath: In-Floor Radiant Heating, Dual Sinks, Custom LED Mirrors, Jetted Tub, Rain Shower, Pole Shower & Handheld Shower. Glass Panels & Glass Barn Like Doors, Modern Tile Floor & Feature Wall