

5070 LOCKEHAVEN DRIVE

DESIGN AND CONSTRUCTION

Designed by Pam Charlesworth
Built by Dick Gibson, Creative Builders
Vinyl triple glazed windows with low E gas and UV film filter
2 x 8 stud walls insulated to R40 standards
Main rooms wired for sound; ceiling speakers and sound controls
Two full stair cases
Five decks: upper off master bedroom; upper above pool; upper above main entrance; main deck off kitchen-dining room, lower across front of house
Upper pool deck; reinforced for vegetable garden – all day sunlight and water supply
8510 square feet finished;(workshop included) unknown square footage not included (storage room, etc) Floor plans are available
Lower and middle floor – 9' ceilings; upper floor 8' ceilings
Plywood only – no oriented strand board (OSB)
Earthquake resistant framing; bolted still plates, cross bracing, etc.

FINISHING

Solid core doors on bedrooms and selected areas for soundproofing
No MDF used – all trim solid wood

EARTHQUAKE PREPAREDNESS

Earthquake strengthened: bolted sill plates & cross braced construction
Wired for generator switchover hook-up to electrical system with segregated outlets on each floor; refrigeration and microwave circuits

LOT FEATURES

Panoramic views of Haro Strait, Mount Baker, San Juan Island from all principal rooms
1.31 acres
230 feet frontage on water; beach access
Picnic area with tables and stone fireplace

WORKSHOP

Large workshop with ventilation system, sink
Accessible from lower level and separate access to garage

DARKROOM

Darkroom for photography processing with sink storage and ventilation

DRIVEWAY

Paver and reinforced concrete driveway

Electric heated driveway – (can be automatic on thermostat OR manually switched)

FLOORS

Solid Quebec maple floors – full thickness

Marble floors in master bedroom ensuite bathrooms and guest room

100% wool carpet in lower level

Slate entryway at main entrance with infloor electric heating

ELEGANT BATHROOMS

Nine bathrooms:

Upper level: 2 ensuite in master bedroom; 1 ensuite in second master bedroom; 1 opposite smaller bedrooms

Middle level: 1 powder room off living room; 1 full bathroom off laundry room/pool deck

Lower level: 1 ensuite in guest room; 1 ensuite in lower bedroom; 1 powder room

Pool bathroom; full steam shower with rainfall fixture

8 bathrooms have heated in-floor electric heating - each on own thermostat

master bedroom bathrooms and guest bathroom have marble floors, counters

Ceramic tiles in shower surrounds, floors in other bathrooms

All showers/baths equipped with pressure balance valves

Extra large cast iron soaker tub in master ensuite bathroom plus marble shower stall overlooking Haro Strait/Mount Banker, automatic blind

Grohe fixtures and TOTO low-flush toilets

CENTRAL VACUUM SYSTEM

Central vac system with hose storage on each level

LIBRARY

Upper level library & craft area

SKYLIGHTS

26 skylights maximize natural light in house

CULINARY DELIGHTS

Custom designed wood kitchen

Granite counters

Cheery cabinetry-fully lined (finished interiors) – ample storage

All drawers – full extension

Built in luxury appliances (suzbzero; Viking. Miele)
Two under mounted stainless steel sinks with garburators
Double convection ovens; full size sub zero frig and freezer; two
Thermodor warming drawers; sub-zero two drawer prep frig
Pantry
Under cabinet task lighting

LAUNDRY

Miele high efficiency washer and dry in main laundry room
Washer and dryer in garage for recreational/horse equipment/heavy
loads

HEATING, VENTILATION, AIR CONDITIONING (HVAC)

Seven fireplaces (6 gas, 1 woodburning with gas assist)
Groundsource geothermal heat pumps (2 for HVAC and 1 for pool,
with gas boiler backup)

TREATMENT SYSTEM

State of the art, CRD approved, engineered sewage treatment
system

SWIMMING POOL AND SPA

120,000 litre, 40' x 20' , 10' at deep end; 3 ' at shallow end
Heated in-ground Marcite pool
Automatic hydraulic safety cover
Fibre optic in-pool lighting
Automatic pool sweeping and cleaning system
Fully automatic pool system (electronator and salt-water based
electro chlorinator system (self-chlorinating)
Automatic pH control system
1,200 litre spa; aeration jets and lights

ELECTRICAL

All copper electrical wiring; 400 amp service
Underground from street
Circuit breakers

STATE OF THE ART TECHNOLOGY

House fully wired with Cat 5 cable for computer/phones and with
cable for TV
Every room prewired with multiple cable, computer and phone jacks
Satellite ready

LANDSCAPING

Professionally designed and recently completed by Bald Eagle
Landscaping
Fully automated irrigation system with multiple zones

Irrigation system is MICRO system for water conservation
Swimming pool deck garden with pond and waterfall feature

SECURITY AND SAFETY

Fully wired with motion sensors, magnetic sensors; 3 panels (master bedroom, main entrance, utility entrance)
Smoke/fire detectors (hard wired to security system and stand alone battery operated)

GARAGE

3 bay garage with three garage door openers; shelving and storage space/built in cabinets
Fully lined/dry walled

WINE ROOM

Wine storage on lower level

LOWER LEVEL ENTERTAINMENT ROOM

Fully equipped wet bar with under counter refrigerator in lower level family room
Built-in entertainment centre
Access to lower patio
Gas fireplace

PLUMBING AND WATER SUPPLY

1 inch water line (no pressure drop)
Pressure balance valves on all bathtubs/shower fixtures
All copper plumbing
Cast iron soil tacks to minimize sound of water flow

HEATED STORAGE ROOM

Additional heated storage room not included in total square footage

FIREPLACES

Gas fireplaces: upper level: master bedroom
Middle level: office, family room
Lower level: family room, guest bedroom, office
Woodburning: Middle level: living room – fully flued with gas assist starter

ROOF

Industrial roofing material on flat roof areas
Standing steel roofing on sloped areas

FUTURE DEVELOPMENT

Lower level family room, bedroom, bathroom easily convertible to a nanny suite or granny suite