

## 11333 Chalet Road, North Saanich <> Notes supplied by Seller

- >Pacific Concept Developments was the General Contractor.
- >Kimberley Williams did the interior design.
- >Renovation was completed (2014) to the New BC building code, including shear wall and earthquake protection (extra engineered for sheer strength of the building envelope)

### Electronic features:

- >Automatic landscape irrigation, upgradeable.
- >Control 4 System -sound and video throughout interior and exterior of home, including patios and carport areas.
- >DIGI NET- Security Video recorder system on repetitive hard-drive. Can be viewed from anywhere in the world in real time.
- >Currently on Shaw high speed internet, Bell Expressvu Satellite TV.

### Appliances:

- >Top end Bertizinni Italian 6 burner stainless steel range -Fisher & Paykel refrigerator -Top end Bosch Super silence dishwasher.
- >Kohler plumbing fixtures through-out home-Kenmore elite Washer Dryer -Custom stand alone BLU oversized tub in Master Bathroom. Tub is made from a type of stone that retains the tubs heat for hours and weighs over 500 lbs- \$10,000 -Hubbardton Forge lighting fixtures used in the Kitchen and dining room.
- >Beautiful custom Villeroy and Boch porcelain white Farm sink in kitchen.

### Property extra features:

- >home is re-wired and re-plumbed through-out.
- >Garage rebuilt from the ground up includes a second panel with 200 Amp service for future shop or carriage house at upper back of property.
- >Top end Garage door with quiet wind side motor and high end one way reflective glass panels for privacy.
- >Septic tank and treatment plant removed, rebuilt and completely refurbished, including new electronic Controller for treatment plant system.
- >New 1" water line from main service on Chalet road.
- >New paved driveway and poured concrete parking area.
- >New rainwater drainage system installed starting at the of upper lot line and then to underground, with proper clean-outs down length of lot to Chalet road.-\$30,000 -New main power service and buried from Hydro pole to house.
- >Fire hydrant located across the street on Chalet road. Deep Cove Fire station 3 minutes away, Lower property insurance.



- >New lighting and communications rough-in to bottom of driveway for future gate and security code access at the bottom of the driveway.
- >New custom lighting treatments throughout home incorporated in design.
- >New custom driveway lighting. Upgradeable.
- >New custom wide plank cedar ceilings, with beautiful lighting treatments above both Great room/patio and garage/carport. \$100,000 feature.
- > House and covered patio and carport were built with custom Scissor trusses to provide an unobstructed open design.\$30,000

- >Oversized white French doors used throughout with Phantom mosquito screens.
- >Custom Silent remote control ceiling fans in Great room and master bedroom.
- >Custom wide plank Walnut floors throughout.
- >Custom rake windows in all main rooms including master bathroom and garage for incredible natural inside out feel and loads of natural light all year round.

>Great room has custom Valcourt (clean burning) meets EPA standards) High efficiency wood burning fireplace both a beautiful wood burning fireplace and with the glass door closed, a high efficiency heating system for the home

- >Custom Italian sandstone 18"X36" tiles used throughout entrance and fireplace surround.
- >Walnut floors throughout and Walnut accents in Country white kitchen.
- >White Quartz countertops throughout home.
- > Large custom walk in wardrobe in Master bedroom.
- > One level living through-out home
- >Oversized beautiful Glass and cedar main entrance door.

>New, programmable convection heaters in every room. The home is so efficient, sunny and South facing that the heaters are rarely on between May and October.

- >Expansive South facing Ocean view poured concrete patio. Patio is plumbed gas for BBQ and plumbed for hot and cold water.
- >Roughed in propane and electric in center of patio for outdoor fireplace/heater.

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\* Buyer is responsible for confirming any pertinent information.