

## BRAND NEW CUSTOM DESIGN HOME BY GEOWEST DEVELOPMENTS

ARCHITECTURALLY DESIGNED AND BUILT ON A 5100 SQ.FT CORNER LOT TO TAKE ADVANTAGE OF THE BEACH AND OCEAN VIEW WITH ADDED VIEWS OF MOUNT BAKER

SMART HOME USING A CONTROL 4 SYSTEM ALLOWING PERSONALIZED SMART LIVING EXPERIENCES. CONNECT VIRTUALLY TO LIGHTS, BLINDS, HEAT & A/C CONTROLS, SPEAKERS, TV, SECURITY SYSTEM, CAMERAS & MORE. INSTANTLY PLAY YOUR MUSIC ANYWHERE WITH A VOICE ACTIVATED SYSTEM TO CONTROL YOUR ENTIRE HOME. FIBER OPTIC WIRING THROUGHOUT.

ENERGY EFFICIENT BUILD WITH A ROOFTOP SOLAR POWER SYSTEM TO PRODUCE EXTRA OR POTENTIALLY ALL ENERGY TO THE HOME WITH SELL BACK OPPORTUNITY TO BC HYDRO. CANADIAN BUILT SOLAR PANELS

RADIANT IN-FLOOR HEATING ON BOTH LEVELS (6 ZONES) WITH AC UNIT & HEAT PUMP WITH A SECONDARY INSTANT HEAT SYSTEM

ENGINEERED CANADIAN GREY OAK FLOORS

OVER SIZED WINDOWS WITH REMOTE CONTROLLED MOTORIZED HUNTER DOUGLAS BLINDS WITH TOP DOWN & BOTTOM UP MOVEMENTS. ENJOY THE SUNLIGHT AND OCEAN VIEW WITH COMPLETE PRIVACY

BUILT IN SPEAKERS THROUGHOUT, INCLUDING DECKS WITH SMART PHONE CONTROL

LINEAR CUSTOM GAS FIREPLACE IN FAMILY ROOM WITH REMOTE AND AN ELECTRIC FIREPLACE IN THE MASTER AS WELL AS OPTIONS FOR GAS FIREPLACES ON DECK

RINOX STONE (MADE IN CANADA) COMPLIMENTED WITH LUXE ALUMINUM SIDING (MADE IN CANADA) WITH METAL ROOFS ELIMINATING LENGTHY MAINTENANCE. MATERIALS SPECIFIC TO WEATHER THE ELEMENTS OF THE OCEAN IN FRONT

9' HIGH CEILINGS THROUGHOUT, 10' DINING ROOM & MASTER BEDROOM HEIGHT WITH 12' OFFICE HEIGHT

ACCENT WALLS: HALE NAVY, REVERE PEWTER AND METROPOLITAN AF BENJAMIN MOORE PAINT

2300 SQ FT HOME WITH 4 OUTDOOR LIVING SPACES INCLUDING ROOF TOP AND GARAGE TOP PATIOS ADDING ANOTHER 1100 SQ FT OF DECK SPACE

DECK AND ROOFTOP PATIO WIRED FOR HOT TUB AND SOUND SYSTEM

DOUBLE CAR GARAGE WITH POLYUREA & POLYASPARTIC FLOORING AND ROLL UP STEEL GARAGE DOOR. ELECTRIC CAR CHARGER INSTALLED.

STATE OF THE ART SECURITY SYSTEM WITH CAMERAS AND SCREEN MONITORS

OVER SIZED WATERFALL QUARTZ ISLAND WITH FISCHER PAYKAL APPLIANCES

MASTER UP WITH OCEAN VIEWS AND WALK OUT TO A DECK. MASTER WASHROOM FLOOR AND WALLS LINED WITH MARBLE TILE. FRAME-LESS GLASS SHOWER WITH RAIN SHOWER AND BODY JETS. CUSTOM CORNER JACUZZI TUB

RECESSED STAIR LIGHTS. MODERN LIGHT FIXTURES SUPPLIED BY KING OF LIGHTS

COVERED ENTERTAINING DECK WITH TREX DECK COVERING, BBQ GAS HOOK UP AND OPTION FOR GAS HEATERS OR FIREPLACE. YEAR ROUND ENTERTAINING WITH AMAZING OCEAN VIEWS OFF GRAND ROOM AND KITCHEN

OUTDOOR SHOWER AND STORAGE SHED OFF DECK FOR ALL YOUR BEACH GEAR.

PROFESSIONAL LANDSCAPING WITH PAVING STONE PATIO AND WALKWAYS.

RAINBIRD PROGRAMMABLE LAWN SPRINKLER SYSTEM