

## **BENCO VENTURES – “KINGSTON”**

**1768 Crown Isle Drive, Courtenay**

### **THROUGHOUT**

Engineered Hardwood Floors – 9” wide plank Pravada Éclair  
Interior Paint – Benjamin Moore Classic Grey, Intense White, Chelsea Grey;  
Beauti-Tone My Favourite Sweater, Mercury Glass, Just Chillin  
Cabinetry – Benco Custom Cabinetry  
Fashion Forward Metrie Solid Doors  
Heatpump – multi stage & zoned for heating & cooling  
Security System  
Hide-a-hose Vac System  
Nuvo – 12 zone sound system with speakers & controllers

### **FOYER**

Barrel Ceiling with indirect lighting  
Crystal Orb Chandelier  
Panelled walls  
Natural stone flooring  
Door Transoms & Solid Doors

### **KITCHEN**

Custom Solid Maple Cabinetry painted in BM Simply White  
Maple Custom Charcoal stained Island  
Combination of Quartz & Natural Stone Countertops  
Silgranite “Anthracite” double & single sinks  
Potfiller  
Stainless Steel all Fridge & all Freezer Built-in combo, 36” gas range, microwave drawer, dishwasher & beverage fridge  
Undercabinet valance & glass lit cabinetry  
Butler’s Pantry with custom wine cabinetry

### **DINING ROOM**

Tray Ceiling with lined wood beams  
Euro Exterior double glass Doors (overheight to access patio)  
Powered “Hardwired” Hunter Douglas Silhouette Blinds

## **GREAT ROOM**

Custom coffered Ceiling  
Cast Stone Fireplace – Concrete  
Custom Built In Cabinetry – lit  
Powered “Hardwired” Hunter Douglas Silhouette Blinds

## **MASTER SUITE**

Vaulted & Custom Detail Ceiling in Master and in Ensuite  
Panelled Walls with Wallpaper – Black & White By Design (Silver)  
Custom Closet – Grey Solid Shelving including drawers & shoe racks  
Double French Glass Doors on Barn Hardware hiding full length mirrors  
Benco Cabinetry in Ensuite w/furniture details, his & her vanities, mirror inserts & loads of drawers  
Large scale 24x24” Icon Julian Light Grey Polished Porcelain Tile inset with Carrera Marble  
Custom Shower with multi functions including rain & body jets  
Freestanding Soaker Tub with Floor mounted Tub Filler  
Heated Ensuite Floors  
Powered “Hardwired” Hunter Douglas Silhouette Blinds

## **DEN/OFFICE**

Vaulted Ceilings with wrapped wood beams  
Engineered Flooring with inlaid pattern

## **GUEST BEDROOM**

11’ Ceiling Height with Crown  
Custom “Closet” cabinetry with Window Seat  
Feature wallpaper wall – Black & White By Design 9448-25

## **MAIN BATHROOM**

Boardwalk inset into Porcelain Tile Floor – Julian Tile Uptown 18x36”  
Feature Ceiling with Chandelier  
Custom Floating Vanity backlit with pebble wall  
Innovative shower room with second vanity  
Custom Shower with seat, frameless glass door, recessed rainhead & handheld on Slide Bar – Julian Tile Pebbles & Uptown (inc. Structured)  
Heated Floor

## LAUNDRY

Custom Cabinetry including Bench - Solid Maple painted "My Favourite Sweater"  
Natural Showy Carrara Marble Counters  
Laundry pass through to Master Suite  
Mosaic Brick Pattern Backsplash – Porcelain & Marble Dalla Terra  
Keyless Entry & Security Keypad

## BASEMENT

Back entrance with secondary set of stairs & foyer  
Daylight windows in Family/Pool table room  
Large Wetbar with sink & fridge  
Solid Maple stained custom cabinetry with granite countertops  
Versatile Living & Flex Space  
Easy access to Mechanicals & partial crawlspace

## EXTERIOR

Concrete Tile Roof  
Solid Wood Arched Door with Glass Lites  
Hardi Plank Siding and Stucco  
Exterior Paint – BM Collingwood, Dolphin & Color Match Iron Ore  
Colored Exterior Vinyl Windows - Iron Ore  
0.24 Acre Golf Course lot fully landscaped with 8 zone Irrigation system  
Natural Stone water feature  
Large Covered Deck with 24x24 Paving Stones  
Gas BBQ Hookup and Gas Firepit  
Multi-level landscaping, hardscape and outdoor living areas