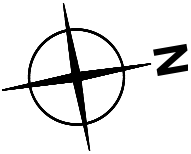
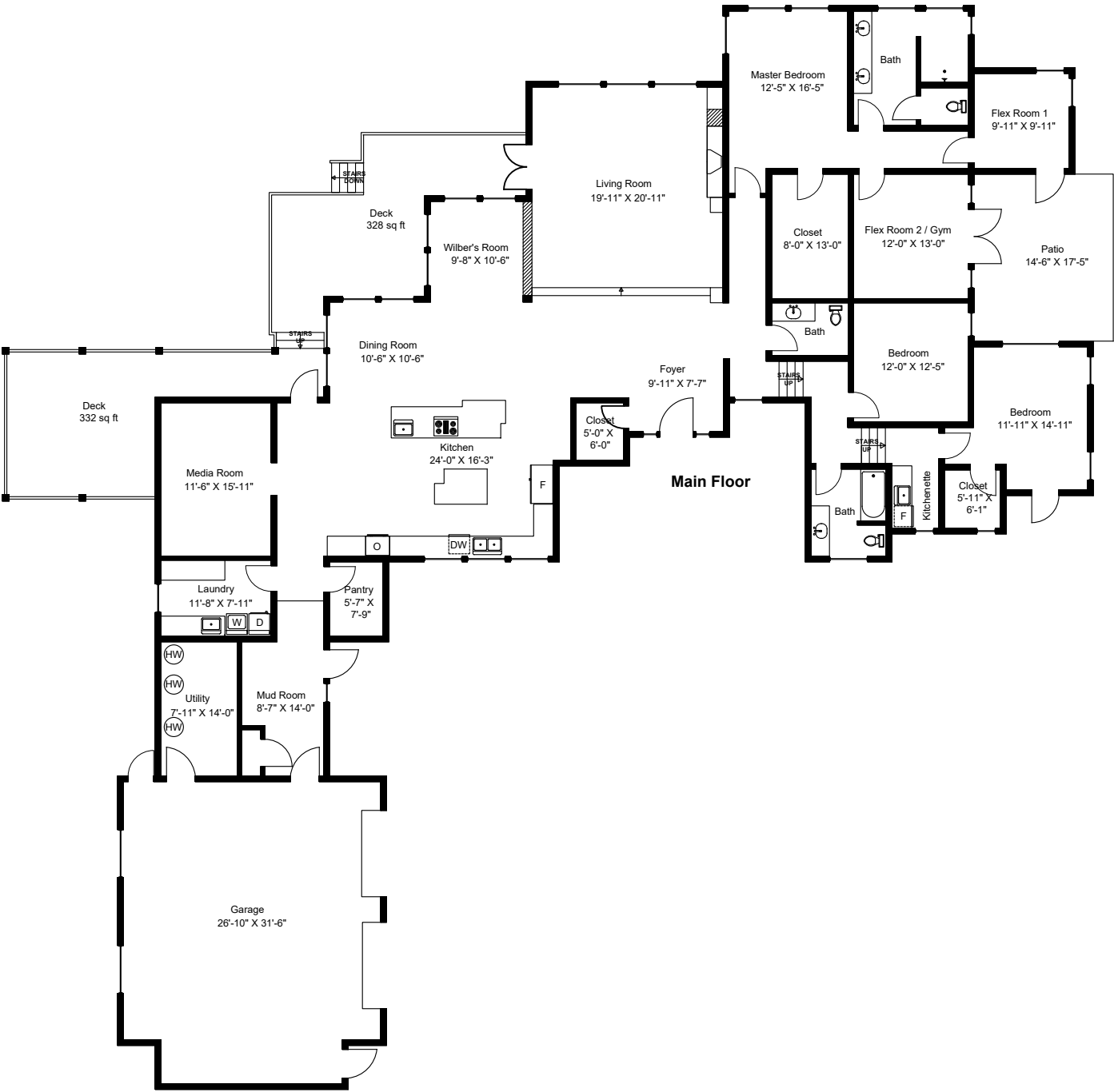


1735 Claudet Road



Main Floor = 3844 sq ft
Deck = 660 sq ft
Patio = 254 sq ft

Prepared for the Exclusive use of
Susan Forrest
Royal LePage - Parksville

Features – 1735 Claudet Road, Nanoose Bay, BC

1. Property Waterfront home situated on 2 acres with 1 acre naturally forested with large Firs, Arbutus, Garry Oak and mature Maple trees. Northwest exposure with spectacular sunsets and stunning view of Mt. Arrowsmith. House is situated with a nearly 180 degree view of NW Bay.
2. West Coast Contemporary designed home constructed in 2012 by GNB Builders. Platinum Green Build home with Energuide rating of 87 (energy efficiency = 80).
3. EXTERIOR is Fiber and Cement siding, board and batten style with Natural Ledge stone rock cladding as a feature. Cedar fascia, Cedar soffit at front entrance, metal soffits in remaining areas.
4. Roof is a sustainable low maintenance rubber roof (EPDM) specifically designed for low slope roofs with 50-year life expectancy.
5. Solar panels preheat domestic hot water.
6. Daiken Altherma High Efficiency Heat Pump supplies radiant in-floor heating throughout the home with multiple zone controls. Back up boiler unit in place.
7. Generator – home has been pre-wired for future considerations.
8. Well water is 6 gallons per minute with separate collection tank for landscape irrigation in garden areas.
9. Well water is treated with a state-of-the art filtration system and water softener.
10. Septic – MicroFAST Wastewater treatment system.
11. Decks – two decks on the waterfront side built with natural cedar. One deck is a large covered deck with ceiling mounted space heaters (electric). Both decks have glass and aluminum railings.
12. Landscaping – Custom design by JAAN Designs, with natural ledge stone (K2 stone) retaining walls, natural stairs (K2 stone), cement stones. Plant material is deer resistant, drought resistant, drought tolerant and low maintenance irrigation in place.
13. Windows – Milgard (lifetime warranty) windows, fiberglass and wood clad, double glazed, argon filled specifically designed for Pacific Northwest climate.
14. INTERIOR – Flooring – Vintage engineered Hickory Floor, tile and slate in bathrooms and entrances. Two flex rooms have cork flooring.
15. Chef's Kitchen with Miele appliances throughout, 5 burner induction cooktop, combination speed/microwave oven and regular oven, wine cooler, refrigerator and freezer, two islands, one with baker's table in natural cherry and granite and the second island has additional prep sink. Maple Kitchen cabinets with soft-closing drawers.
16. Guest Suite has a separate entrance for potential rental income (Airbnb?) and includes a kitchenette with sink, microwave and half fridge.
17. Valor radiant heat gas fireplace (propane fueled).
18. Built-in Speaker System with speakers in Great Room, kitchen and media room.
19. Bathrooms have granite countertops, undermount sinks, fixtures include comfort height Toto toilets.
20. Primary Ensuite has a large walk-in shower and heated towel rack.
21. Security – 24-hour alarm and monitoring system.
22. Garage – spacious 2 car garage with bump out for kayak storage (or alternative) and high overhead storage, baseboard heat.
23. Roughed-in Central Vacuum.
24. Media Room.