

## Information Sheet | 1996 Ferndale Road

### The House

- Chef's kitchen, with ocean views and indoor barbecue
- Heritage registered – 30% grant to assist with exterior maintenance (painting, roof, windows)
- No restrictions on interior finishing or development
- Electric dumbwaiter from ground floor to bring wood to fireplace
- Gutter Guards
- Welsh quarry tiles in entrance foyer and indoor barbecue
- Bricks and wood panelling were originally from the builder's own mill up island
- Floor to ceiling black walnut in living room and dining room (original)
- Floor to ceiling teak in office and family room (original)
- Floor to ceiling oak in Master bathroom
- Original cork tile in office, recently restored to as new condition
- Hand painted chinoiserie in dining room – original in immaculate shape
- Endless storage throughout the home, including velvet lined drawers in kitchen area

### Upgrades and Renovations

- New elevator, complete with emergency phone
- Bedroom added on ground floor
- Newly installed rift sawn white oak floors
- New marmoleum flooring in pool change room area
- Outdoor climbing structure and deer fencing around garden beds and greenhouse
- Expanded patio and new high quality 10-person hot tub – ultrasonic cleaning feature means less chemicals are required
- Mostly replaced windows with sealed dual pane windows
- Extensive built ins - less furniture required
- Built-in retractable window screens
- Built-in speakers – living room, family room and pool
- One bedroom suite connects directly to house if used as part of living space
- If tenanted complete privacy for tenant and owners – separate outdoor patio space. Market rent \$1900 –\$2100
- Indoor pool and indoor barbecue ensures fabulous entertainment year-round

## **Energy Efficiency**

- New solar panels and equipment
- New roof – 40 year warranty fiberglass shingles (fully sheeted with heavy plywood)
- New energy efficient gas boilers (2)
- New insulation, ceilings and lower floor pony walls
- Brought natural gas to house
- New Dry-O-Tron de-humidifier in pool area (\$55,000) - keeps moisture regulated and returns water to pool. Wirelessly connected to manufacturer for monitoring and changing temperature and humidity levels. Prevents any chlorine smell in house.

## **The Property**

- One acre property – sited by the original owners who were the developers of Gordon Point Estate who chose this location for themselves for the views and for protection from cold winds off the ocean.
- Sweeping ocean and mountain views from all principal rooms
- Extensive patio areas for outdoor living/entertaining
- Mature landscaping – the blossoms start in February and continue through to June and beyond
- Up to date sprinkler system with new equipment
- Total privacy just minutes from services and downtown
- City bus to downtown and University right outside entrance to driveway
- Lovely walk from the property through nearby forest down to beaches – a circle walk of about 40 minutes
- 3 – 4 private beaches nearby, forest walk at Ferndale Park

## **What We Enjoy About Living Here**

- This home offers total flexibility. It is a unique combination of an open dramatic floor plan with a separation between main living spaces
- Entertaining is easy. We have hosted a sit-down dinner for 75 on the main patio, a wedding for 150 guests, large parties, musical concerts (indoors and out). During COVID restrictions, we were able to socialize on the outdoor covered patio, with the help of the firepit and infrared heaters, and host socially distanced outdoor concerts on the main patio. At the same time... the house is cozy for just the two of us
- We love our daily year-round swims and the ease of pool maintenance. We enjoy the quicker access to the airport, ferries and country markets than we have had living in other areas of the city. We take advantage of a beautiful walk at our doorstep almost every day
- The house was designed and sited in such a way that the outlook from every window is beautiful. The indoor temperature during the warmest days of summer is generally moderate and comfortable. There is an abundance of light, even on the grayest winter days.
- Covered parking at main entrance, plus garage

Information believed to be correct, if important, Buyer must verify.