

Feature Sheet – 908 Herlihy Place

- 2.5 acres backing onto “100 Acre Wood” (Metchosin Wilderness Park);
- Contemporary home built in 2004 with 4,078 finished sq ft of living space;
- Primary suite on main floor with spa-like ensuite bathroom with oversized open shower, steam room and water closet with bidet;
- Light-filled great room with exposed beams, ceiling vaulting to 14’9”, 39 skylights with 12 that are motorized, wood-burning stove and magical forested valley outlook;
- Chef’s kitchen with massive island, granite countertops, built-in dishwasher, 2 Jennair wall ovens, Miele steam oven, and KitchenAid Fridge;
- Control 4 home automation system for lighting, audio, air exchange, door locks, intercom, security cameras, theater etc.;
- Built-in audio system throughout home with multiple zones
- Hydronic in-floor radiant heating with Monitron boiler. Works throughout home except guest suite in upper tower;
- Polished concrete floors;
- Hot water on demand;
- Hepa air exchange system;
- Central vacuum system;
- Theater room wired for projector and sound system;
- Oversized 1,060 sq ft double garage with in floor radiant heat;
- Garage/deck had substantial structural renovation in 2022/2023 which cost approximately \$250,000;
- Cold room/wine storage on lower level;
- Expansive west-facing patio with adjacent deck area;
- Easy-care, deer-resistant garden with extensive irrigation, venting greenhouse, fenced vegetable garden with raised beds, and natural-state forest;
- Unused well located on land, which could be re-instated for irrigation if desired.

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