3951 Arbutus Place Upgrades & Features

Features
- Custom design & thoughtful renovations
- Natural elements & features showcased throughout to create a connection with the surroundings
- Some Ocean and Mountain views
- EV Charger
- Gas brought into the home
- All interior wood features were milled from Douglas Trees off of the property
- Central Vacuum
- Lots of storage and a generous crawlspace with 2'-4' ceiling height
- Skylights for abundant natural light
- Heat pump

Main Floor
- Refinished hardwood floors
- Dining room with built-in Bar
- Family room with recessed ceilings
- Large picture windows
- Large Solid Wood Eclipse folding door by BC Doors for seamless indoor & outdoor living
- Chef's Kitchen with 13' Island, Quartz Counters, Gas Cooktop & New Fridge.
- Gas Fireplace
- Gym space off the kitchen with a Sauna & shower. Could be used for a home office with a separate access
- Large pantry
- Large mud room
- Large double car garage
- Spacious powder bathroom with Granite Counter Top

- Floating feature staircase with custom glass railings
- Home office/bedroom on the main floor
- Built in desk/workspace

Upper Floor
- Large Rec Room with ensuite & laundry room
- 4 Bedrooms & a large 2nd Bathroom with new mouldings & fixtures
- Extra storage
- Primary suite features Ocean Views ; a sitting area for mindfulness surrounded in greenery ; gas fireplace ; custom separation ; large walk-in closet with barn doors ; spa inspired ensuite with Seamless Edge, body sprays, heated floors and its own private hot water on demand

Exterior
- Wired for a hot tub
- Basketball/Sports Court
- Raised concrete features in the rear yard with a built-in fireplace
- Landscaped for privacy & addition of views
- Roof was re-done in 2019
- Rear yard landscaping and hardscaping
- Pergolas with roofs for BBQ & Firepit
- Rear yard wired for outdoor lighting
- Irrigation systems installed

*Please note the North Side lot lines goes within a few feet of the neighbour's driveway. Buyer to verify all lot measurements if deemed important.

*All notes above are for information purposes only and not to be relied upon. All information should be verified if deemed important.